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Chapter 3. Base District Specific Standards

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3.1. Use Matrices

- A. **Categories.** All uses permitted in this Code have been divided into ten (10) general categories as detailed in Chapter 15, 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 available 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.
 9. **Accessory Uses.** Uses, buildings, and structures that are subordinate to and supportive of the principal building or principal use of a lot.
 10. **Temporary Uses.** Uses established for a limited duration with the intent to discontinue such use upon the expiration of a specified time period.

- B. **Interpretation of Use Matrices.** The following key is to be used in the interpretation of the Use Matrices.
1. **Permitted Uses.** Uses listed as “P” in the matrices shall be allowed subject to all applicable regulations of this Code.
 2. **Special Uses.** Uses listed as “SU” in the matrices shall be allowed upon approval of a Special Use Permit as detailed in Section 12.2 (F)(4).
 3. **Conditional District Uses.** Uses listed as “CD” in the matrices shall be allowed upon approval of a Conditional District rezoning as detailed in Section 12.2 (G)(3)(f).
 4. **Prohibited Uses.** A blank space in the matrices indicates that use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this Code.
 5. **Uses not Listed.** Any use not listed in the Use Matrices is prohibited unless the Land Use Administrator determines that it falls within the same class as a listed use as set forth in the Use Matrices.
 6. **Additional Regulation.** If a use has use-specific standards they are referenced in this column. Use-specific standards shall apply to permitted and special uses.

C. Use Matrices

1. Residential Uses.

1. RESIDENTIAL USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Dwelling-Duplex					CD	CD	CD	CD					
b	Dwelling-Multifamily, above ground floor as a part of mixed use						CD	CD	CD	CD				
c	Dwelling-Multifamily, 4 units / bldg or less	5.2(A)					CD	CD	CD	CD				
d	Dwelling-Multifamily, more than 4 units / bldg	5.2(A)					CD	CD	CD	CD				
e	Dwelling-Single Family			P	P	P	P	P	P					
f	Family Care Home (6 or Less residents)	5.2(B)		P	P	P	P	P	P	P				
g	Housing Service for the Elderly	5.2(C)				P	P	P	P	P				
h	Live-Work Units	5.2(D)					P	P	P	P		P		
i	Manufactured Housing	5.2(E)		P	P									
j	Townhouse, 4 units or less						CD	CD	CD	CD				
k	Townhouse, more than 4 units						CD	CD	CD	CD				

2. Lodging Uses.

2. LODGING USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Bed and Breakfast Inns	5.3(A)		P	P	P	P	P	P	P	P			
b	Hotels								CD	CD	P	P		

P = Permitted Use

SU = Special Use

CD = Conditional District Use

3. Office / Service Uses.

3. OFFICE / SERVICE USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Animal Services, Boarding	5.4(A)		SU	SU				SU	SU	SU	SU	SU	
b	Animal Services, Nonboarding	5.4(B)		SU	SU				P	P	P	P	P	
c	Banks, Credit Unions, Financial Services	5.4(C)							CD	CD	CD	CD	CD	
d	Business Support Services	5.4(D)							P	P	P	P	P	
e	Child/ Adult Day Care Home (Fewer than 6 people)	5.4(E)		P	P	P	P	P	P	P				
f	Child/ Adult Day Care Center (6 or more people)	5.4(F)			P		P	P	P	P				
g	Community Service Organization			P	P		P	P	P	P	P			
h	Corporate Campus	5.4(G)										CD	CD	
i	Cremation Facilities										SU		SU	
j	Equipment Rental	5.4(H)								P	CD		P	
k	Funeral Homes								P	P	P			
l	Government Services		P	P	P	P	P	P	P	P	P	P	P	
m	Medical Services							P	P	P	P	P	P	
n	Outdoor Animal Boarding/Equestrian Facilities	5.4(I)		SU	SU								SU	
o	Personal Services	5.4(J)						P	P	P	P	P	P	
p	Post Office							P	P	P		P	P	
q	Professional Services							P	P	P	P	P	P	
r	Studio – Art, dance, martial arts, music							P	P	P	P			
s	Tattoo Shop	5.4(K)									P		P	
t	Vehicle Services – Maintenance/Body Work/Repair	5.4(L)									CD		P	

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4. Retail / Restaurant Uses.

4. RETAIL / RESTAURANT USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Auto Parts Sales	5.5(A)							CD		CD		CD	
b	Bar/Tavern/Microbrewery								P	P	P			
c	Gas Station with Convenience Store	5.5(B)							CD		CD			
d	General Retail – 10,000 sf or less	5.5(E)							P	P	P	P		
e	General Retail – 10,001 sf – 50,000 sf									P	P			
f	General Retail – Greater than 50,000 sf									CD	CD			
g	Medical Cannabis Center	5.5(C)									P		P	
h	Neighborhood Retail/Restaurant – 2,000 sf or less	5.5(E)						P	P	P	P	P		
i	Nightclub								CD	CD	CD			
j	Restaurant								P	P	P			
k	Shopping Center – Community Center										CD	CD	CD	
l	Shopping Center – Neighborhood Center										CD			
m	Sweepstakes Center	5.5(D)											SU	
n	Tasting Room								P	P	P		P	
o	Vehicle/Heavy Equipment Sales	5.5(F)									CD		P	

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5. Entertainment / Recreation Uses.

5. ENTERTAINMENT / RECREATION USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Adult Establishment	5.6(A)											SU	
b	Amusements, Indoor – 5,000 sf or less				SU	SU	SU	SU	P	P	P	P	P	
c	Amusements, Indoor – 5,001 sf – 20,000 sf							SU	SU	SU	P	P	P	
d	Amusements, Indoor – Greater than 20,000 sf										P	P	P	
e	Amusements, Outdoor	5.6(B)		SU	SU	SU	SU	P	P	P	P			
f	Cultural or Community Facility		SU	SU	SU	SU	SU	P	P	P	P	P	P	
g	Meeting Facilities		SU	SU	SU			P	P	P		P		
h	Recreation Facilities, Indoor	5.6(C)		P	P	P	P	P	P	P	P	P	P	
i	Recreation Facilities, Outdoor		P	SU	P	P	P	P	P	P	P			
k	Theater, Live Performance								CD	CD	CD	CD		
l	Theater, Movie								CD	CD	CD		CD	

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6. Manufacturing / Wholesaling / Storage Uses.

6. MANUFACTURING / WHOLESALING / STORAGE USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Agribusiness, Outdoor	5.7(A)	P	P	P								P	
b	Agribusiness, Indoor												P	
c	Brewery / Winery / Distillery										CD		P	
d	Laboratory - medical, analytical, research & development										CD	P	P	
e	Manufacturing, Light	5.7(B)											P	
f	Manufacturing, Neighborhood	5.7(C)							P	P	CD	P	P	
g	Manufacturing, Heavy												P	
h	Media Production									P	CD	P	P	
i	Metal Products Fabrication, machine or welding shop											P	P	
j	Mini-Warehouses	5.7(D)											CD	
k	Quarrying and Stone Cutting	5.7(I)											SU	P
l	Research and Development	5.7(E)										P	P	
m	Storage - Outdoor storage yard as a primary use	5.7(F)											P	
n	Storage - Warehouse, indoor storage	5.7(G)											P	
o	Wholesaling and Distribution	5.7(H)											P	

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7. Civic / Institutional Uses.

7. CIVIC / INSTITUTIONAL USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Campground		SU		SU								P	
b	Cemeteries	5.8(A)	P						P	P	P			
c	Colleges/Universities							CD	CD	CD		CD		
d	Group Care Facility (More than 6 residents)	5.8(B)			SU				SU	SU				
e	Hospital									CD	CD	CD	CD	
f	Public Safety Facility		P		P	P	P	P	P	P	P		P	
g	Religious Institutions				P	P	P	P	P	P	P			
h	Schools – Elementary & Secondary				SU	SU	CD	CD	CD	CD				
i	Schools – Vocational/Technical							CD	CD	CD	CD	CD	CD	

8. Infrastructure Uses.

8. INFRASTRUCTURE USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Airport	5.9(A)		SU	SU								SU	
b	Transit, Road & Ground Passenger Services	5.9(B)								P	P		P	
c	Wireless Telecommunication Facility-Stealth	5.9(C)				P	P	P	P	P	P	P	P	
d	Wireless Telecommunication Facility-Tower	5.9(D)			SU								P	
e	Wireless Telecommunication Facility – Small Wireless Facilities inside Right-of-Way	5.9(E)		P	P	P	P	P	P	P	P	P	P	
f	Wireless Telecommunication Facility – Small Wireless Facilities outside Right-of-Way	5.9(F)							P	P	P	P	P	
g	Utilities-Class 1 & 2		P	P	P	P	P	P	P	P	P	P	P	
h	Utilities-Class 3			SU	SU						SU	SU	P	

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9. Accessory Uses.

9. ACCESSORY USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Accessory Building / Structure	5.10(A)		P	P	P	P	P	P	P	P	P	P	P
b	Cluster Mail Box Unit	5.10(B)	P	P	P	P	P	P	P	P	P	P	P	P
c	Drive-Thru Service	5.10(C)							CD		CD	CD	CD	
d	Drive-Thru Retail/Restaurants	5.10(C)							CD		CD			
e	Dwelling-Secondary	5.10(D)		SU	SU	SU								
f	Home Occupation	5.10(E)		P	P	P	P	P	P	P				
g	Solar Energy Collection, Ground Mounted	5.10(F)	P	P	P	P	P	P	P	P	P	P	P	P
h	Solar Energy Collection, Roof/Building Mounted	5.10(G)	P	P	P	P	P	P	P	P	P	P	P	P

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Chapter 5. Use Specific Standards

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5.1. Purpose, Intent, and Applicability of Use Specific Standards

- A. **Purpose.** The conditions set forth in this Chapter ensure compatibility among building and use types so that different uses may be located in proximity to one another without adverse effects to either. Special regulation of these establishments is necessary to ensure that these adverse effects will not contribute to a downgrading or blighting of surrounding residential districts or neighborhoods unless otherwise determined by this Section.
- B. **Intent.** The intent of this Chapter is to allow for the construction, continuation, and/or expansion of certain uses provided that they meet certain mitigating conditions specific to their design and/or operation. Each use shall be permitted upon compliance with all conditions listed for the use in this Chapter. Certain uses are classified in Section 3.1(C) as Special Uses and require a Special Use (SU) Permit and Town Council approval in accordance with Section 12.2 (F)(4). Certain uses are classified in Section 3.1(C) as requiring Conditional District (CD) rezoning and Town Council approval in accordance with Section 12.2 (G)(3)(f).
- C. **Applicability.** This Chapter specifies those requirements that must be met by uses in the Use Matrix Section 3.1 (C) where Use-Specific Standards are referenced in the Additional Regulations column.

5.2. Residential Use Standards

A. Dwelling – Multifamily, 4 unit/bldg. or less & Dwelling – Multifamily, more than 4 units/bldg.

1. Must be located in a growth activity center or priority investment area around activity centers as designated in the *Knightdale Next 2035 Comprehensive Plan*.
2. Developments must contain a mixture of uses, including but not limited to restaurants, retail, or services on the ground level and residences above. One hundred (100) square feet of nonresidential space shall be provided per every multifamily unit.
3. The roof or roof structures are flat or have a combination of roof types that give a predominantly flat appearance.

B. Family Care Home.

1. No portion of the lot for a family care home shall be located within a one-half (0.5) mile radius of the property line of another family care home.
2. If State licensure is required, the applicant shall provide proof that such licensure has been approved to the Land Use Administrator within ninety (90) days of receipt of a Zoning Compliance Permit, or else the Zoning Compliance Permit will be revoked. With good cause, the Land Use Administrator may extend this term for an agreed-upon amount of time.

C. Housing Service for the Elderly.

1. **Housing Services Required.** Housing services, such as but not limited to the provision of meals, monitoring of medication, personal care including bathing and dressing, housekeeping, laundry, medical services, social and recreation activities, shall be required.
2. **Service Areas.** All service areas shall be located in the rear yard and shall be screened from any residence or off-site view from a public street by a Type-B buffer yard (Section 7.4(I)(3)).
3. **Access.** Any development shall front on a collector or arterial street, and the point of primary ingress and egress shall be provided directly onto the fronting collector or arterial.
4. **Sufficient Design.** Housing Service for the Elderly should create an easily recognizable visual anchor for the community.
5. **Accessory Structures.** Such structures shall be set back a minimum of twenty (20) feet from the primary facade of the principal structure; and if more than one (1) accessory structure, shall be arranged to create secondary gathering spaces within the lot.
6. **Building Walls.** Housing Service for the Elderly walls shall be clad in clapboard, stone, stucco, cementitious fiber board, brick, or marble. Decorative concrete masonry units (CMU), and/or exterior insulation finishing systems (EIFS) may be used as a secondary element (less than fifty (50) percent of the façade area), or on facades not facing public rights-of-way.
7. **Roofs.** Flat roofs are allowed, but principal buildings adjacent to other residential uses are encouraged to have similar roofs and other architectural features to ensure compatibility.

D. **Live-Work Units.** Live-Work units are unique in that they provide both residential and non-residential space which must each be constructed to different building code standards including, but not limited to, matters of ingress and egress, accessibility by the disabled, and fire-rated separation. In addition, the following standards shall be met:

1. **Access.** Vehicular access to Live-Work Unit shall be from a rear land or alley only.
2. The maximum total area of a Live-Work unit shall be three-thousand (3,000) square feet.
3. The maximum height of a Live-Work unit shall be three (3) stories.
4. The work area shall occupy less than fifty (50) percent of the total unit.
5. The same tenant must occupy the work area and living area.
6. There shall be a maximum of five (5) non-resident workers/employees allowed in the Live-Work unit at any single time.

E. **Manufactured Housing.**

1. In the RT and RR districts, the minimum lot size for manufactured homes shall be one (1) acre.
2. In the RR district, the minimum lot width for manufactured homes shall be one hundred (100) feet.
3. The front, side, and rear yard setback requirements shall match those of the underlying zoning district.
4. Individual homes shall be placed upon separately platted lots.
5. The manufactured home shall have the tow assembly and wheels removed and be mounted on and anchored to a permanent, continuous masonry (brick) foundation, unless exempt under NCGS §160D-910.
6. Unless located in a mobile home park (Section 4.3 (C)), the minimum width (the width being the narrower of the two [2] overall dimensions) of the main body of the manufactured home shall be at least twenty-two (22) feet for a distance extending along the length (the length being the longer of the two [2] overall dimensions) of at least forty (40) feet. In general terms, this only permits double-wide or multi-section manufactured housing.

5.3. Lodging Use Standards

A. Bed and Breakfast.

1. Specific Requirements.

- a. **Useable Porches and Stoops.** Porches and stoops should be used as a primary architectural element of the design of Bed and Breakfast Inns and be located on the primary façade or other elevation fronting a public right-of-way. Useable porches and stoops are at least six (6) feet deep and extend more than fifty (50) percent of the facade.
- b. **Garages.**
 - i. Bed and Breakfast Inns located on lots less than eighty (80) feet wide may not have garage doors located on the primary façade.
 - ii. Where allowed (i.e. lots equal to or greater than eighty (80) feet wide), garages with loading bays on the primary facade or side loading bays that front a street shall form a building volume secondary to the House and shall:
 - a) Not exceed forty-five (45) percent of the corresponding façade's total width;
 - b) Not utilize any single garage door(s) greater than twelve (12) feet in width;
 - c) Be set back a minimum of twenty-five (25) feet from the street right-of-way;
 - 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. Alternatively, the requirement of subsection "e." may be satisfied by meeting all of the following substitute requirements:
 - (i) Utilize a carriage style or similarly stylistic garage door that is architecturally compatible with the housing style (paneled garage doors are not permitted);
 - (ii) Incorporate a trellis, eyebrow roof, columned projection, or other architectural elements as may be approved by the Land Use Administrator above the garage door(s) that is compatible with the housing style; and
 - (iii) The front wall of the garage shall project no more than twelve (12) feet in front of the remainder of the primary façade.
- c. **Foundations.** The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered on all sides with brick or stone no less than the height equivalent of three (3) courses of brick (eight (8) inches) visible above grade. Areas under porches may be enclosed with lattice.
- d. **Wall Materials.** Bed and Breakfast Inn Building walls shall be clad in wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, or stucco.

e. **Roofs.**

- i. **Materials.** Bed and Breakfast Inn roofs shall be clad in standing seam metal or wood, terne, slate, copper, or asphalt shingles.
 - ii. **Pitch.** Main roofs on Bed and Breakfast Inn 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.
2. In addition to meeting the requirements of Chapter 8, signs shall be limited to one (1) wall sign with a maximum sign area of four (4) square feet and one (1) non-illuminated monument sign with a maximum sign area of two (2) square feet.

5.4. Office / Service Use Standards

A. Animal Services, Boarding.

1. Except where a requirement of Section 7.4 (I) is more restrictive, an opaque wall or fence, six (6) feet in height and no closer than ten (10) feet to a property line shall otherwise be required for the outdoor exercise area.
2. Outdoor exercise areas shall not be located within three-hundred (300) feet of a residentially zoned property.
3. Hours of operation for the outdoor exercise area shall be permitted only from 7:00 am until 9:00 pm.
4. All litter and waste must be contained and controlled on site by having appropriate flushing drains and other physical elements to properly dispose of cleaning waste from the boarding area.
5. The boarding area must be air-conditioned and heated so that any windows, doors, or other openings can be closed at all times, with the exception of ingress and egress into the area.

B. Animal Services, Nonboarding.

1. Except where a requirement of Section 7.4 (I) is more restrictive, an opaque wall or fence, six (6) feet in height and no closer than ten (10) feet to a property line shall otherwise be required for the outdoor exercise area.
2. Hours of operation for the outdoor exercise area shall be permitted only from 7:00 am until 9:00 pm.
3. No more than thirty (30) percent of the gross floor area of the principal structure is permitted for use of boarding animals.

C. Banks, Credit Unions, Financial Services.

1. Banks, credit unions, and financial services uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8.
2. In the NMX and TC zoning districts only indoor transactions shall be permitted with no night drop boxes permitted.

D. Business Support Services.

1. Only indoor transactions shall be permitted with no night drop boxes permitted.

E. Child / Adult Day Care Center (fewer than 6 people).

1. Rear yards shall be fenced or walled. In addition to meeting the requirements of Section 7.4, the minimum height for such walls or fences shall be six (6) feet.
2. All equipment shall be stored in the rear yard. Front yards shall not be used as playground areas.
3. Hours of operation shall be permitted only from 6:00 am until 9:00 pm.

F. Child / Adult Day Care Center (6 or more people).

1. In addition to meeting the requirements of Section 7.6, fencing enclosing any required recreation space shall be a minimum of four (4) feet in height and constructed with gates in such a manner that maximum safety to the person is ensured.
2. Day care centers shall be located on lots that provide ample outdoor play area. A fenced recreation area of a minimum of two-thousand two-hundred fifty (2,250) square feet shall be provided in the rear or side yard. Required buffer yards may not be counted towards this requirement.
3. Hours of operation shall be permitted only from 6:00 am until 9:00 pm.

G. Corporate Campus.

1. Buildings shall be arranged, and site circulation shall be designed to frame and define open spaces, street frontages, and amenities.
2. Buildings and other site improvements shall be clustered to maximize stormwater absorption.
3. Building orientation shall reinforce site circulation patterns, open space patterns, and connections to other buildings on site.
4. Parking shall be integrated into the overall site design to minimize the visual impact, reduce the loss of trees, and to be visually concealed from rights-of-way.
5. Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
6. Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
7. Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
8. Exterior building materials shall be time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
9. Buildings, parking lots, drive aisles, and other site improvements shall be sited to preserve natural site features and to integrate outdoor amenities and gathering places.

H. Equipment Rental.

1. Equipment rental uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8.

I. Outdoor Animal Boarding / Equestrian Facilities.

1. All open exercise, boarding, training, and similar areas shall be enclosed by a perimeter fence or wall no less than four (4) feet in height and screened from any pre-existing adjacent residential dwelling (other than the owner's) by a Type-A buffer yard (Section 7.4 (I)(2)).
2. No outdoor kennel and/or run shall be located within a five-hundred (500) foot radius of the footprint of any adjacent residential dwelling (other than the owner's).
3. All accessory structures other than outdoor kennels and/or runs related to the care of animals shall not be located within a two-hundred (200) foot radius of the footprint of any pre-existing adjacent residential dwelling (other than the owner's).

J. Personal Services.

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.

K. Tattoo Shop.

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.
2. A tattoo shop's exterior customer entrance(s) shall not be situated within a one-thousand (1,000) foot radius of another tattoo shop's exterior customer entrance(s).

L. Vehicle Services –Maintenance / Repair / Body Work.

1. Vehicle services - maintenance, repair, and/or body work uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8.
2. All vehicles, materials, or equipment shall be stored within an enclosed building, or within an outdoor storage area enclosed by an opaque fence or wall that meets the requirements of Section 7.6 and shall be restricted to the rear yard..
3. Any operation which results in the creation of noxious vibrations, odors, dust, glare, or sound is prohibited.
4. No vehicle may be kept or used for parts for other vehicles.
5. No vehicle may be stored in an unrepaired state for more than thirty (30) calendar days.

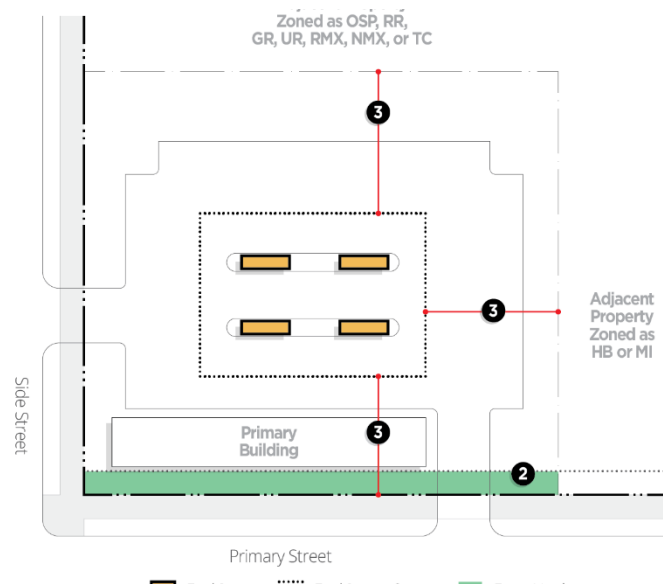
5.5. Retail / Restaurant Use Standards.**A. Auto Parts Sales.**

1. Auto parts sales uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8.

B. Gas Station with Convenience Store.

1. Convenience store uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8.
2. Pumps, canopies, and associated service areas are prohibited in any front yard.
3. All canopies shall be set back a minimum of ten (10) feet from any adjoining public right-of-way or HB or MI zoned property and twenty (20) feet from any adjoining OSP, RR, GR, UR, RMX, NMX or TC zoned property.
4. All canopies shall:
 - a. Maintain a uniform and consistent roof line with the convenience store building;
 - b. Have columns, solid walls, or semi-solid walls placed so that they are similar in their relation to the roof as that of the exterior walls of the convenience store building; and
 - c. Be finished with materials consistent with the primary convenience store building façade.
5. All vehicle storage areas shall be considered parking lots and must comply with the provisions of Chapter 7. These areas shall also be enclosed by an opaque fence or wall that meets the requirements of Section 7.4 (I) and restricted to the rear yard. No overnight vehicle storage shall be permitted in the NMX or TC Districts.
6. The outdoor service area of a car wash shall be restricted to the rear yard and screened from off-site view from a public right-of-way by a Type-A buffer yard (Section 7.4 (I)(2)).
7. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.

Figure 5.1: Gas Station with Convenience Store Standards



C. Medical Cannabis Center.

1. The selling of cannabis or cannabis-infused products shall not take place between 7:00 pm and 7:00 am.
2. No portion of the lot for a medical cannabis center shall be located within a one-thousand (1,000) foot radius of the property line of another medical cannabis center, religious institution, public or private school or university, or childcare facility

D. Sweepstakes Center.

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.
2. A maximum of twenty (20) machines/terminals/computers for sweepstakes operations are permitted per licensed location.
3. No portion of the lot for a sweepstakes center shall be located within a five-hundred (500) foot radius of the property line of another sweepstakes center, existing residential dwelling unit, group care facility, day care center, religious institution, or school.

E. Vape, Tobacco, & CBD Store.

1. No portion of the lot for a vape, tobacco, & CBD store shall be located within a one-thousand (1,000) foot radius of the property line of another vape, tobacco, & CBD store, public or private school, or park.

F. Vehicle / Heavy Equipment Sales.

1. Vehicle/heavy equipment sales uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8.
2. No equipment for sale or rent may be displayed in any front yard, nor shall such displays be permitted to encroach on any required landscaping areas or buffer yards.
3. Vehicle display areas shall conform to the dimensional, design, and landscaping standards set forth for parking areas in Chapter 7.
4. All vehicles shall be operable, suitable for driving, and ready for sale. Any vehicle not meeting this criterion shall be removed within seven (7) calendar days. Any visibly damaged vehicle or vehicle with missing parts must be removed within three (3) calendar days.
5. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.

5.6. Entertainment / Recreation Use Standards.

- A. **Adult Establishments.** Because of their very nature, adult establishments are recognized as having serious objectionable operational characteristics, particularly when they are located near a residential zoning district or certain existing land uses. The purpose of these additional standards shall be to permit the location of adult establishments within the industrial district of the Town provided the proposed business adheres to the guidelines established herein.

1. **Location Standards.** No portion of a lot for an adult establishment may be located within a one-thousand (1,000) foot radius (determined by a straight line and not street distance) of the property line of any religious institution, elementary or secondary school, vocational or technical school, college or university, day care home or center, indoor or outdoor recreation center, cultural or community facility, group care facility, hospital, residential dwelling, family care home, live-work unit, manufactured home, housing service for the elderly, any establishment with an on-premise ABC license, or any zoning district in which residential uses are permitted. Furthermore, no portion of the lot on which the adult establishment is located shall be situated within a two thousand (2,000) foot radius of the property line of another adult establishment.

2. **General Standards.**

- a. The owner/operator and employees must disclose any criminal record and consent to a criminal records check. Persons with a record of sex offenses will be denied a business license or employment.
- b. There shall be no more than one (1) adult establishment business in the same building, structure, or portion thereof. No other principal or accessory use may occupy the same building, structure, property, or portion thereof with any adult establishment business.
- c. Hours of operation shall be permitted only from 12:00 noon until 2:00 am Monday through Saturday.
- d. If dancers are employed as a feature of the adult establishment, the performing areas for such dancers shall be separated from patrons.
- e. If viewing booths are provided, such booths are to be designed so that the viewing occupant is completely visible from a location on the premises that is open and available to the public.
- f. No printed material, video, photograph, written text, live show, or other visual presentation format shall be visible to the public from outside the walls of the establishment, nor shall any live or recorded voices, music, or sounds be heard from outside the walls of the establishment.

B. **Amusement, Outdoor.**

1. All buildings associated with Outdoor Amusement Uses shall comply with all standards set forth in Section 6.8.
2. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
3. Hours of operation shall be permitted only from 9:00 am until 11:00 pm.

C. **Recreation Facilities, Indoor.**

1. Indoor Recreation Facilities Buildings shall comply with all standards set forth in Section 6.8.
2. Indoor recreation facilities shall not be located within a two-hundred-fifty (250) foot radius of the property line of any school or church.

5.7. Manufacturing / Wholesale / Storage Use Standards.

- A. **Agribusiness, Outdoor.** Agribusiness uses not meeting exemption requirements for certain farmland as outlined in Section 1.5 (B) must conform to the following additional standards:
1. Accessory buildings permitted under Section 5.10 (A) and areas used for sales, storage, the keeping of materials, or the care of animals shall not be located within a two-hundred (200) foot radius of the footprint of any pre-existing adjacent residential dwelling (other than the owner's).
 2. Accessory buildings permitted under Section 5.10 (A) and areas used for storage or keeping of materials and/or animals shall have adequate means of ventilation and shall not create objectionable fumes, odor, or dust to the surrounding area.
- B. **Manufacturing, Light.**
1. All materials or equipment shall be stored within an enclosed building or stored within an outdoor storage area that complies with all regulations set forth in Section 5.10 and is restricted to the rear yard.
 2. Any operation which results in the creation of noxious vibrations, odors, dust, glare, or sound is prohibited.
- C. **Manufacturing, Neighborhood.**
1. All materials or equipment shall be stored within an enclosed building.
 2. Any operation which results in the creation of noxious vibrations, odors, dust, glare, or sound is prohibited.
- D. **Mini-Warehouse.**
1. All areas shall be screened from any adjacent residence or off-site view from a public street by a Type-A buffer yard (Section 7.4 (I)(2)).
 2. Metal siding is prohibited. All exterior walls shall be brick, stone, or decorative masonry.
 3. No outdoor storage of goods or materials shall be permitted.
- E. **Research and Development.**
1. All materials or equipment shall be stored within an enclosed building or stored within an outdoor storage area that complies with all regulations set forth in Section 5.10 and is restricted to the rear yard.
 2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
- F. **Storage – Outdoor Storage Yard as a Principal Use.**
1. Outdoor storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view from a public right-of-way with a Type-B buffer yard (Section 7.4 (I)(3)).

G. Storage – Warehouse, Indoor Storage.

- ~~1. An Indoor Storage Warehouse Building is limited to five thousand (5,000) square feet per floor in the TC and RR districts.~~
- ~~2.~~ 1. Outdoor storage is not permitted.
- ~~3. In the RR District, all areas shall be screened from any pre-existing adjacent residence (other than the owner's) by a Type-A buffer yard (Section 7.4 (I)(2)).~~

H. Wholesaling and Distribution.

1. All vehicle storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view of a public right-of-way by a Type-A buffer yard (Section 7.4 (I)(2)).
2. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.

I. Quarrying and Stone Cutting. Quarrying and Stone Cutting within the MQ District is exempt from the provisions of Chapters 6 through 11, but must conform to the following additional standards:

1. Buffer Yard: Apart from adjacent parcels and tracts of land used for mine or quarry administrative services, a buffer yard meeting the following specifications shall be maintained around the perimeter of the MQ District to screen mines and quarries against public rights-of-way and private property in surrounding districts:
 - a. Minimum Yard Width: 100 feet
 - b. Performance Standard: A planted buffer which is 50 feet in width and contains screening materials which at maturity provides opacity from the ground to a height of 30 feet. Vegetative screening materials within opaque areas shall contain no horizontal openings upon the plants' maturity.
2. Permitted Buffer Yard Encroachments:
 - a. Access Drives: Access drives are permitted so long as any break in the buffer for said drives does not exceed 60 feet in width.
 - b. Lighting: Lighting associated with access drives and meeting the standards of Section 7.7 is permitted within the buffer yard.
 - c. Signs: Subject to the standards of Chapter 8, signs are permitted to be located within the buffer yard.

5.8. Civic / Institutional Use Standards.

A. Cemeteries.

1. Private family cemeteries or cemeteries in the yards of religious institutions are considered accessory uses and exempt from these additional standards.
2. Cremation facilities (principal or accessory use) are not permitted except where permitted by right (Section 3.1 (D)(3)).
3. In addition to meeting the requirements of Section 7.6, decorative walls shall be limited to four (4) feet in height and shall be brick or stone.
4. In addition to meeting the requirements of Section 7.6, fences shall be limited to six (6) feet in height and shall be wood, wrought iron, or cast aluminum.
5. All decorative walls and grave plots shall be set back from all street rights-of-way and adjacent properties a minimum of ten (10) feet.
6. Any internal road system shall be circuitous and at a minimum meet the design standards for alleys as specified in Section 10.1 (D)(1)(a)(i).
7. A Type-A buffer (Section 7.4 (I)(2)) shall be provided along any side or rear property line adjoining a residential district.

B. Group Care Facility (more than 6 residents). Group care facilities are classified as institutional buildings and should reflect the character and appearance of surrounding building types. In addition to meeting the design requirements of Section 6.13, the following additional standards apply:

1. The facility shall be screened from any residential use (Section 3.1 (A)) by a Type-B buffer yard (Section 7.4(3)(I)).
2. The total indoor common area heated square footage must equal or exceed twenty-five (25) square feet per permitted resident excluding bathrooms, hallways, and other similar areas unsuitable as leisure space.
3. Outdoor recreation space must be at least five-hundred (500) square feet per person, one-hundred (100) square feet of which shall be in a well-drained lawn area (as opposed to woodlands) and shall be located in rear or side yards and enclosed with a fence or wall that meets the standards of Section 7.6.
4. The total lot area shall exceed seven-hundred fifty (750) square feet per resident permitted.
5. No portion of the lot for a group care facility shall be located within a one-half (0.5) mile radius of the property line of another group care facility.

5.9. Infrastructure Use Standards.

A. Airport.

1. Hangars or open storage areas shall be screened from off-site view by a Type-C buffer yard (Section 7.4 (I)(4)).
2. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
3. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.

B. Transit, Road, and Ground Passenger Services.

1. Outdoor storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view from a public right-of-way with a Type-B buffer yard (7.4 (I)(3)). No outdoor storage is allowed in the TC District.
2. Temporary fleet vehicle storage areas shall conform to the dimensional, design, and landscaping standards set forth for parking areas in Chapter 7.
3. Maintenance of fleet vehicles, related materials, and equipment is restricted to the rear yard and shall be within an enclosed building or outdoor storage area enclosed by an opaque fence or wall.
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 vehicle with 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.

C. Wireless Telecommunication Facility – Stealth/Camouflage.

1. All antennas and related mechanical equipment placed on structures other than towers (a stealth/camouflage facility) shall be concealed. Antennas located on top of buildings or other structures shall not exceed thirty (30) percent of the building height. In no event shall an antenna extend beyond the structure in any direction greater than twenty-five (25) feet.
2. Stealth facilities, including antenna and supporting electrical and mechanical equipment, shall be designed to blend in with the existing structure or buildings with similar colors or other techniques as appropriate so as to make the antenna and related equipment as visually unobtrusive as possible.
3. Applications for co-locations on existing towers shall be classified as “stealth” so long as they do not constitute a substantial modification as defined by N.C.G.S. 160D-931 (19).

D. Wireless Telecommunications Facility – Towers.

In recognition of the Telecommunications Act of 1996, it is the intent of the Town of Knightdale to allow Wireless Telecommunication providers the opportunity to locate towers and related facilities within its jurisdiction in order to provide an adequate level of service to its customers while protecting the health, safety, and welfare of the citizens of Knightdale. Wireless Telecommunication Facilities may be considered undesirable with other types of uses, most notably residential, and therefore, special regulations are necessary to ensure that any adverse effects to existing and future development are mitigated.

1. Radio, television, or similar reception for adjoining properties shall not be disturbed or diminished.
2. No telecommunication tower shall exceed two hundred (200) feet in height.
3. Towers shall be sited to contain all on-site icefall or debris from tower failure. The minimum distance from the tower's base to the property line shall be equal to the tower's fall radius.
4. Towers must be set back from any residential district a minimum of two hundred (200) feet.
5. Towers shall be monopole construction.
6. Tower lighting shall not exceed the minimum standards established by the FAA in Advisory Circular No. 70/7460-1J dated November 29, 1995, and as may be amended from time to time. All towers that require lighting by the FAA shall utilize a dual system consisting of red lights for nighttime hours and high or medium intensity flashing white lights for daytime and twilight hours.
7. A property identification sign shall be displayed in a visible location near the tower. The purpose of the sign is for use by law enforcement departments to contact the company operating the equipment in the event of an emergency. The sign shall contain a number to be assigned to the company and a telephone number for twenty-four (24) hour emergency contact. No other signs shall be permitted on the facility.
8. The base of the tower along with any individual guy wires shall be enclosed by a commercial-grade fence of a minimum of eight (8) feet in height.
9. A vegetative screen consisting of two (2) staggered rows of evergreen trees shall surround the perimeter of the property containing the base of the tower and related equipment. Evergreen vegetation shall be of sufficient density to serve the purpose of an opaque screen to keep the tower area itself from being visible from any public right-of-way or adjacent property.
10. If the tower equals or exceeds one-hundred (100) feet in height but is less than one-hundred-fifty (150) feet in height, the tower shall be engineered and constructed to accommodate a minimum of two (2) telecommunication users. If the tower equals or exceeds one-hundred fifty (150) feet in height but is less than one-hundred eighty (180) feet in height, the tower shall be engineered and constructed to accommodate a minimum of three (3) telecommunication users. If the tower equals or exceeds one-hundred eighty (180) feet in height but is less than two-hundred (200) feet in height, the tower shall be engineered and constructed to accommodate a minimum of four (4) telecommunication users. For each potential user, there shall be a minimum of six hundred (600) square feet reserved on the approved plans for associated buildings and equipment unless the applicant provides evidence that less space is necessary.
11. If the new tower is approved, the owner shall provide written authorization to the Land Use Administrator that the tower and its accessories may be shared by other telecommunication antenna(s). The owner shall record in the register of deeds' office a letter of intent prior to the issuance of the building permit. This letter shall bind all subsequent owners of the approved tower.
12. If the town determines that the proposed tower will be situated in a location that will enhance the town's telecommunication system, the permit applicant shall agree to allow the town to co-locate its telecommunication equipment at fair market value prior to the issuance of the building permit.

13. The output power from the tower shall not exceed federally approved levels for exposure to electronic magnetic force (EMF).
 14. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color to reduce visual obtrusiveness. The design of the tower and related structures shall to the extent possible use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and built environment.
 15. The antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure to make the antenna and related equipment as visually unobtrusive as possible.
 16. No antenna shall extend above the highest point of the tower.
 17. Evidence must be presented to the Land Use Administrator that the proposal complies with all applicable FAA and FCC regulations.
 18. The Applicant and the owner of record of any proposed Wireless Telecommunications Facilities property site shall, at its cost and expense, be jointly required to execute and file with the Town a bond, or other form of security acceptable to the Town as a type of security and the form and manner of execution, in an amount of at least \$75,000.00 for a tower and with such sureties as are deemed sufficient by the Town to assure the faithful performance of the terms and requirements of the UDO and conditions of any Special Use Permit issued pursuant to this UDO. The full amount of the bond or security shall remain in full force and effect throughout the term of the Special Use Permit and/or until any necessary site restoration is completed to restore the site to a condition comparable to that, which existed prior to the issuance of the original Special Use Permit.
 19. Each calendar year, the antenna owner shall provide the town with a copy of any FCC and FAA license issued.
 20. Any wireless telecommunications tower that ceases to be used for a period of at least three-hundred sixty-five (365) consecutive days shall be removed at the expense of the property owner or Special Use Permit holder within thirty (30) days of notification by the Land Use Administrator. Failure to remove the tower within the specified thirty (30) day period shall constitute a violation of this ordinance, subject to the provisions of Chapter 14.
- E. **Wireless Telecommunications Facility – Small Wireless Facilities inside of Right-of-Way.** In recognition of NCGS Chapter 160D, and particularly NCGS §160D 9-35 “Collocation of small wireless facilities”, the following regulations are created to minimize the impacts of new small wireless facilities, encourage the co-location on existing structures to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna supporting structures. Further, the Town recognizes the need for small wireless facilities and encourages the practical location of co-located facilities, while minimizing the need for additional antenna supporting structures.
1. The placement of new poles is prohibited by the Town’s undergrounding requirements in section 11.3.
 2. Co-location on existing utility poles or light poles is permitted with the issuance of a Zoning Compliance Permit.
 3. All antenna and accessory equipment must be shrouded or otherwise concealed.

4. Any cost for pole modification shall be the responsibility of the applicant.
 5. Any pole modification or replacement shall not exceed fifty (50) feet above ground level in non-residential areas and forty (40) feet above ground level in residential areas.
 6. Co-location on existing poles is preferred over modification or replacement and the applicant is required to prove that co-location is not reasonably feasible prior to the issuance of a permit for replacement or modification.
 7. The applicant is required to provide plans that include any siting, electrical, elevations, and other pertinent information including proving that access by other utilities is not impeded by the installation or co-location of small wireless facilities.
- F. **Wireless Telecommunications Facility – Small Wireless Facilities outside of Right-of-Way.** In recognition of NCGS Chapter 160A, Part 3E and particularly NCGS §160D-9-35 “Collocation of small wireless facilities”, the following regulations are created to minimize the impacts of small wireless facilities, encourage the co-location on existing structures to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna supporting structures. Further, the Town recognizes the need for small wireless facilities and encourages the practical location of co-located facilities, while minimizing the need for additional antenna supporting structures.
1. The placement of new poles is prohibited by the Town’s undergrounding requirements in UDO Section 11.3.
 2. Any new small wireless facility shall be co-located on an existing utility pole or wireless support structures.
 3. A new small wireless facility shall not extend more than ten (10) feet above the utility pole or wireless support structure on which it is co-located
 4. All antenna and accessory equipment must be shrouded or otherwise concealed.

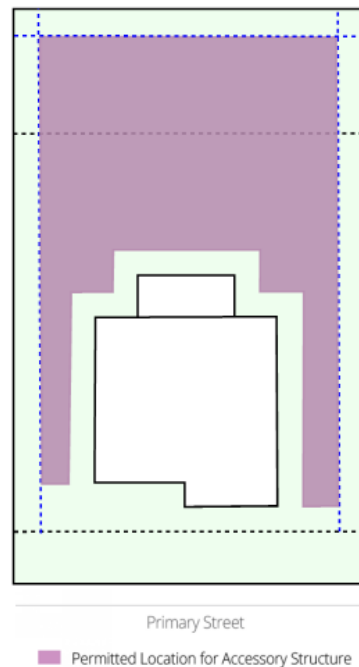
5.10. Accessory Use Standards.

A. Accessory Building / Structure.

1. **Principal Building Required.** The construction of an accessory building or structure is not permitted unless a principal building is located on the lot. Accessory buildings or structures and principal buildings may be constructed concurrently.
2. **General Requirements.**
 - a. **Maximum Allowance.**
 - i. **Districts Permitting Residential Uses:** Accessory buildings or structures on a single lot in a district permitting a residential use (Section 3.1(D)) shall not:
 - a) Collectively:
 - (i) exceed more than three (3) accessory buildings,
 - (ii) cover more than twenty (20) percent of the total combined area of the lot's rear and side yards; nor
 - b) Individually:
 - (i) exceed one thousand (1,000) square feet in area,
 - (ii) exceed the height of the principal building (Section 3.3 (B)).
 - ii. **Districts Not Permitting Residential Uses:** Accessory buildings or structures on a single lot in a district not permitting a residential use (Section 3.1 (D)) shall not:
 - a) collectively cover more than thirty (30) percent of the total combined area of the lot's rear and side yards; nor
 - b) individually exceed the height of the principal building (Section 3.3 (B)).
 - iii. **Exceptions.** The following are not subject to the maximum allowance restrictions stated herein:
 - a) Property located in the OSP (Open Space Preservation), RR-1 (Rural Residential), or RT (Rural Transition) districts along with certain farmland meeting the exemption requirements of Section 1.5 (B).
 - b) CBU Shelters.

- b. **Location.** Unless otherwise specified, accessory buildings or structures are restricted to the side or rear yards and shall be located:
 - i. A minimum of five (5) feet from side and rear property lines
 - ii. As permitted in Section 3.6 Permitted Bulk and Dimensional Standards Exceptions and Encroachments.

Figure 5.2: Accessory Building/Structure Allowed Location



- c. **Separation.** To ensure proper maintenance of building exteriors, accessory buildings shall be located, if otherwise permitted, a minimum of five (5) feet from any principal building or other accessory building.
3. **Specific Requirements for Certain Animal Shelters.**
- a. **Dog House.** All dog houses shall be located in the rear yard.
 - b. **Chicken Coop.** The keeping of chickens (hens only) is permitted as an accessory use in conjunction with single-family dwellings in the GR3, GR8, UR12, RMX, NMX, and TC Districts subject to the regulations stated herein.
 - c. **Permit Required.** An application for a Livestock, Chicken and Other Domestic Fowl Permit must be filed and approved by the Administrator prior to the keeping of chickens in any area authorized by this subsection. Said permit application shall require the submission of a plot plan showing coop (hen house and pen) location, dimensions and distances from property lines.
 - d. **Number and Type of Chickens.** Up to five (5) female domesticated chickens (no roosters, peafowl, guinea fowl or other domestic fowl are permitted) are allowed per lot.

- e. **Coop Design.** Each single-family lot permitted and engaged in the keeping of domestic chickens shall:
 - i. Provide an enclosed chicken coop of sufficient size to allow for adequate exercise (minimum ten [10] square feet per chicken) and room for nesting (minimum four [4] square feet per chicken) and all covered by a roof;
 - ii. Construct a coop from permitted materials (see Section 6.4(F)), including hardware cloth (chicken wire not permitted) with adequate ventilation; and
 - iii. Construct a coop designed to prevent the entry of rodents and predators including an elevated hen house or hen house placed on a hard surface such as concrete slab or patio block.
 - f. **Location.** Coops shall be located in the rear yard only and setback at least five (5) feet from the rear property line. The minimum side setback for coops shall be fifteen (15) feet or the existing setback of the principal building on the lot, whichever is less. However, under no circumstance shall any coop be located closer than five (5) feet to any side property line.
 - g. **Maximum Size.** Coops shall not exceed one hundred (100) square feet in area or twelve (12) feet in any dimension.
 - h. **Rear Yard Fence Required.** The rear yard in which a coop is located shall be enclosed by an opaque wall or fence. In addition to meeting the requirements of Section 5.10(A), the wall or fence shall be a minimum of six (6) feet tall.
 - i. **Chickens Secured.** Chickens shall be secured within the coop at all times and within the hen house from dusk until dawn.
 - j. **Commercial Sale Prohibited.** All products resulting from the keeping of domestic chickens (chicks, eggs, manure, compost, etc.) are for personal use only.
 - k. **Maintenance.** All areas within the coop shall be kept in a neat and sanitary condition at all times so as to preclude offensive odor and other nuisance violations.
4. **Swimming Pools.** A swimming pool is a leisure activity space that includes all structures, as well as cement, stone or wood walks and patio areas, at or above grade, built for, and used in conjunction with the pool.
- a. **Location.** Swimming pools, as defined above, whether above-ground or in-ground, are restricted to the rear yard and shall meet the district-specific setback requirements as specified in Section 3.4, or as required per building type in Chapter 6. Any at-grade patio component meeting the opaque fence or wall requirement of Section 3.6(D)(2), has no setback requirements from rear and side lot lines.
 - b. **Barrier.** Swimming pools, as defined above, shall be enclosed by a barrier meeting the requirements of the North Carolina Building Code.

B. **Cluster Mail Box Unit (CBU).** A shelter for any United States Postal Service (USPS)-required CBUs in districts permitting residential units is required and shall meet the following additional requirements:

1. **Type and Size.** Be a principal or accessory building (open-air or enclosed) that extends shelter to a minimum of five (5) feet beyond the CBUs' collective footprint.
2. **Location.** Be located on a lot deeded to a homeowners' association and be no more than fifty (50) feet from an off-street motorized vehicle parking lot as measured from curb to open-air building footprint or enclosed building entrance.
3. **Parking.** In addition to satisfying the minimum and maximum off-street Motorized Vehicle Parking space requirements for other uses on the lot, the following minimum and maximum off-street short-term (marked and signed for 10-minute maximum) motorized vehicle parking space requirements must also be met:

Number of Mailboxes	Minimum Short-Term Parking Spaces	Maximum Short-Term Parking Spaces
<i>48 or fewer</i>	3	3
<i>49 - 304</i>	3 or ½ maximum, whichever is greater	3 plus 1 for each additional 32 mailboxes or portion thereof above 48 mailboxes
<i>305 or more</i>	½ maximum	11 plus 1 for each additional 48 mailboxes or portion thereof above 304 mailboxes

C. **Drive-Thru Service & Drive-Thru Retail / Restaurant.**

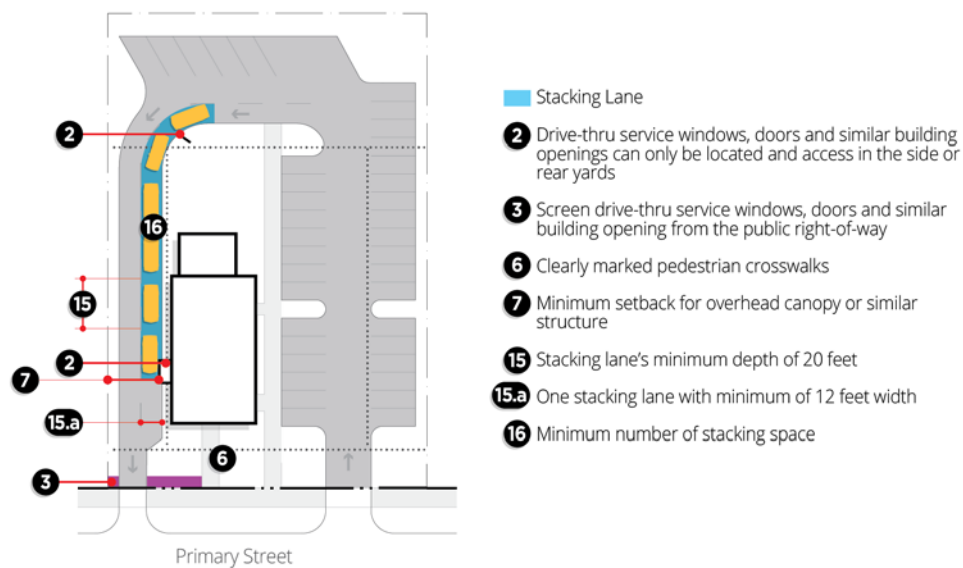
1. No drive-thru facility, defined as the footprint of associated vehicle accommodation lanes and canopies, shall be located within a 200-foot radius of the property line of any residential use (Section 2.3 (C)(1)).
2. Drive-thru service windows, doors, and similar building openings may be located and accessed only in the side or rear yards.
3. Drive-thru service windows, doors, and similar building openings located and accessed in the side yard shall be limited to one (1) lane in the NMX district and shall be screened from off-site view from a public right-of-way by a Type-A buffer (Section 7.3 (I)(2)). In the HB and MI districts, drive-thru service windows, doors, and similar building openings located and accessed in the side yard may be multi-lane but shall be screened from off-site view from a public right-of-way by a Type-B buffer (Section 7.3 (I)(3)).
4. In addition to meeting the requirements of Section 7.1, vehicle accommodation lanes for drive-thru uses shall be located outside of and physically separated from the right-of-way of any street. These lanes shall not interfere with the efficient internal circulation of the site, adjacent property, or adjacent street right-of-way.

5. In the HB & NMZ zoning district Drive-Thru Retail/Restaurants & Drive-Thru Services shall be located in structures that meet the building type: Mixed-Use as defined in Section 6.8.
6. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-thru lane(s).
7. The setback of any overhead canopy or similar structure shall be a minimum of ten (10) feet from all street rights-of-way lines, a minimum of twenty (20) feet from all residentially-zoned property lines and shall be a minimum of five (5) feet from all other property lines.
8. The total height of any overhead canopy or similar structure shall not exceed twenty (20) feet as measured from the base of the structure to the highest part of the structure.
9. Any overhead canopy or similar structure shall maintain a uniform and consistent roof-line with the building to which the drive-thru facility is a part.
10. Any overhead canopy or similar structure shall have columns, solid walls, or semi-solid walls placed so that they are similar in their relation to the roof as that of the exterior walls of the building to which the drive-thru facility is a part.
11. Any overhead canopy or similar structure shall be finished with materials consistent with the primary building façade.
12. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four (4) ton axle load.
13. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands. Said curbs shall be a minimum of six (6) inches high and be of a nonmountable design. No curb protecting an exterior fixture shall be located closer than twenty-five (25) feet to all property lines.
14. Drive-thru facilities shall be permitted a maximum of two (2) menu boards with a combined maximum area of eighty (80) square feet. Each menu board shall not exceed sixty (60) square feet in area and ten (10) feet in height. Menu boards may utilize electronic message boards for one hundred (100) percent of the permitted menu board area.
15. Stacking lanes shall have a minimum depth of twenty (20) feet per stacking space and the following minimum lane widths:
 - a. One (1) lane: twelve (12) feet,
 - b. Two (2) or more lanes: ten (10) feet per lane.

16. Drive-thru facilities shall be required to provide a minimum number of stacking spaces as detailed in the table below.

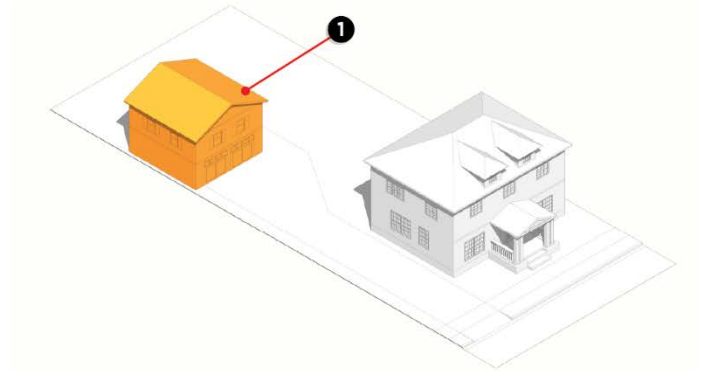
Use	Minimum Stack	Measure From
<i>Bank Teller Lane</i>	2 per lane	teller or window
<i>Restaurant</i>	6 per order box	order box ¹
<i>Carwash Stall, Automatic</i>	5 per stall	stall entrance
<i>Carwash Stall, Manual</i>	2 per stall	stall entrance
<i>Oil Change Shop</i>	2 per service bay	service bay entrance
<i>Pharmacy</i>	4 per lane	machine or window
<i>Other</i>	at the discretion of the Land Use Administrator	
1. 4 of the required stacking spaces are to be located between the order-box and pick-up window, including the stacking space at the order box.		

Figure 5.3: Drive-Thru Facility Standards



- D. **Dwelling – Secondary.** In addition to meeting the accessory building requirements of Section 5.10, secondary dwelling units shall be designed to meet housing needs and shall comply with the following additional standards:
1. A secondary dwelling unit may only be an accessory use located on a lot with a single-family dwelling.
 2. Not more than one (1) secondary dwelling unit may be permitted per lot.
 3. A secondary dwelling unit may not exceed one-thousand (1,000) square feet or the square footage of the primary dwelling unit, whichever is less.
 4. An accessory building housing a secondary dwelling unit shall not exceed two (2) stories in height or the height of the principal building, whichever is less (see Section 3.5), and shall be located in the rear yard.
 5. In addition to the parking requirements for the primary dwelling unit(s), a minimum of one (1) additional parking space shall be provided for the secondary dwelling unit.
 6. Parking spaces for the secondary dwelling unit shall be located in the rear yard or side yard or may be located on-street in front of the principal building.

Figure 5.4: Secondary Dwelling Standards

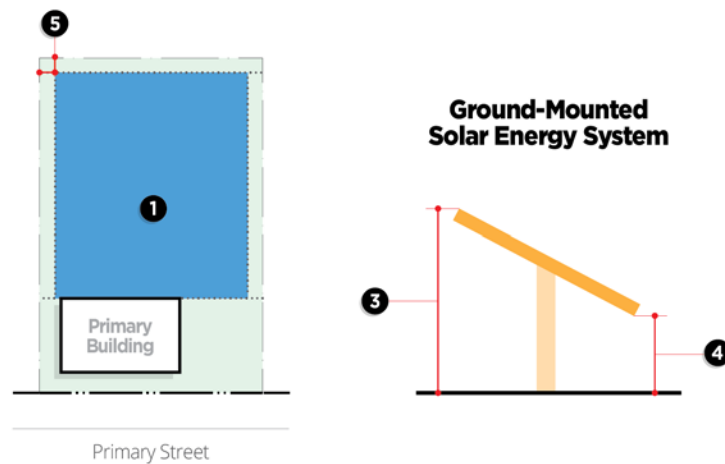


- E. **Home Occupation.** A home occupation is permitted as accessory to any dwelling unit in accordance with the following requirements:
1. The home occupation must be clearly incidental to the residential use of the dwelling, may be conducted in a permitted accessory building, and must not change the essential residential character of the dwelling and/or lot.
 2. The home occupation shall employ no more than one (1) person who is not a resident of the dwelling.
 3. Hours of operation shall be permitted only from 7:00 am until 9:00 pm.
 4. There shall be no visible outside display of stock in trade that is sold on the premises.
 5. There shall be no outdoor storage or visible evidence of equipment or materials used in the home occupation, excepting equipment or materials of a type and quantity that could reasonably be associated with the principal residential use.
 6. Operation of the home occupation shall not be visible from any residence on an adjacent lot, nor off-site view from a public street.
 7. Only non-commercial vehicles will be permitted on the subject site in connection with the conduct of the home occupation.
 8. The home occupation shall not utilize mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare, or other nuisances outside the dwelling or accessory structure.
 9. Permitted home occupations may include, but are not limited to: professional services, workshops, sewing, music instruction, or similar uses which do not draw clients to the dwelling on a regular basis.
 10. Prohibited home occupations include, but are not limited to: vehicle repair, service or sales, animal services, theaters, massage, storage, manufacturing, or fabrication.
 11. In addition to meeting the requirements of Chapter 8, signs shall be limited to one (1) wall sign with a maximum sign area of two (2) square feet.

F. Solar Energy Collection, Ground-Mounted.

1. Ground-mounted solar energy collection systems shall be permitted in the rear yard only.
2. Ground-mounted solar energy collection systems shall not be located within the area set off by a line running across the façade of the structure extending to the property boundaries on either side of the façade, and those areas of common or public access faced by the structure.
3. The maximum height of ground-mounted solar energy collection systems shall be eight (8) feet in height, measured from the grade at the base of the pole to the highest edge of the system.
4. The minimum clearance between the lowest point of the system and the surface on which the system is mounted is twelve (12) inches.
5. All parts of the freestanding system shall be set back ten (10) feet from the side and rear lot lines and shall not be located in a public utility easement.

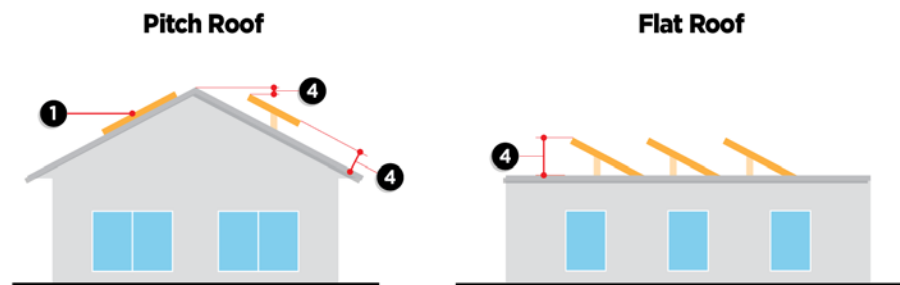
Figure 5.5: Solar Energy Collection, Ground Mounted Standards




G. Solar Energy Collection, Roof/Building-Mounted.

1. Roof-mounted solar energy collection systems may be located on any roof face of principal or accessory buildings ~~unless the roof surface slopes downward toward an area that is open to common or public access.~~
2. Building-mounted solar energy collection systems may be located on any façade with the exception of a façade that faces areas open to common or public access.
3. Systems should be flush mounted when possible.
4. Systems on residential structures shall not extend beyond twelve (12) inches parallel to the roof surface of a pitched roof or flat roof. Systems on nonresidential structures shall not extend beyond thirty-six (36) inches parallel to the roof surface of a pitched roof or flat roof. Systems on all structures shall not extend above the highest peak of a pitched roof.
 - a. Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
5. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.

Figure 5.6: Solar Energy Collection, Roof/Building Mounted Standards



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Chapter 7. Development Standards

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7.1. Parking

- A. **Purpose and Intent.** Vehicle accommodation areas such as parking lots, loading areas, and circulation drives are necessary elements in the urban environment. However, these areas are known to increase stormwater volume and velocity, increase the levels of surface pollutants, increase surface-level heat and glare, reduce the efficiency of the connecting street system, and increase the number of potential conflict points with the surrounding pedestrian network. This chapter regulates the construction, expansion, and renovation of vehicle accommodation areas in a manner that seeks to minimize and mitigate these known impacts.
- B. **Applicability.** The standards of this Section are applicable across all zoning districts, except as described in this section.
 1. **Town Center (TC) District.**
 - a. Developments which do not involve an increase of more than twenty-five (25) percent in the building floor area are exempt from the standards of this Section;
 - b. Developments which involve only a change of use and which will not increase the number of parking spaces required under this chapter by more than ten (10) percent are exempt from the standards of this Section; and
 - c. Required loading areas must still be provided but may be designated on-street and/or within public alleys.
 2. **Central Business District.** For uses located within the Central Business District, compliance with parking requirements may be achieved by making payments in accordance with the Town of Knightdale Fee Schedule adopted by the Town Council to the Fund 70 Capital Reserve account. The payment shall be based upon a dollar amount per parking space, and all parking payment moneys shall be used to acquire, maintain, administer, and/or improve public parking.
- C. **Loading Areas.**
 1. Off-street loading space available for the loading and unloading of vehicles shall be provided for all retail, wholesale and industrial uses, as well as for any expansion of such uses or change in use requiring the regular delivery or shipment of goods, merchandise or equipment to the site.

N. Specific Bicycle Parking Design Standards.

1. Location.

- Bicycle parking shall be made available within fifty (50) feet of a building's main entrance(s).
- Where there is more than one (1) building on the site, or parking is shared with an adjacent site, bicycle parking must be distributed equally to serve all buildings and main entrances.

- Conversion from Motorized Spaces.** During the site plan approval process, the DRC may allow a new or a pre-existing development to convert up to five (5) percent of its motorized vehicle spaces to non-required additional bicycle parking, as long as the spaces are conveniently located near a building entrance or park and ride reserved spaces as detailed in 7.1(E). Converted parking spaces shall yield at least four (4) bicycle parking spaces per motorized vehicle space.

7.2. Driveways

A. Number of Driveway Access Points.

1. Single-Family Residential Lots in General.

Parcel Frontage	Number of Access Points Allowed
<= 100 ft	1
> 100 ft	2

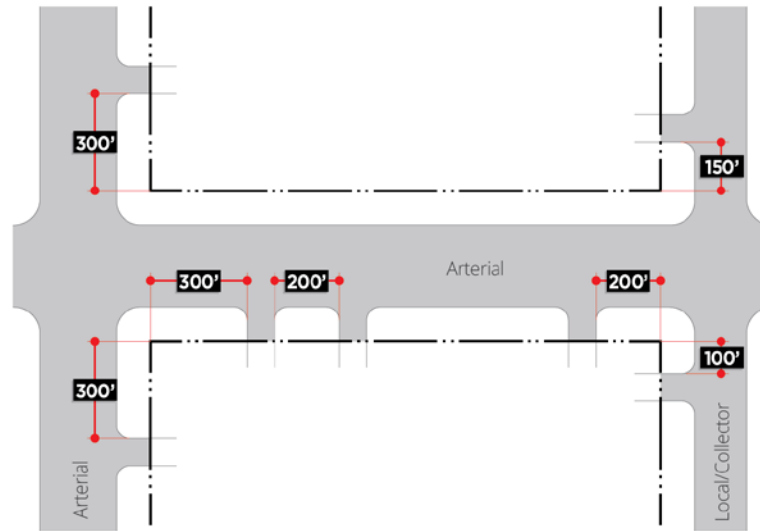
- Along Arterials and Collectors.** Developments should minimize or eliminate curb cuts along arterials and collectors. Single-family lots, attached or detached, shall not have access to a collector or arterial street, unless the collector is designed to the modified avenue section to include on-street parking on one side and a landscaped median divide. In this instance rear-loaded alley access is permitted on one side of the street section. Where possible, vehicular access drives should be shared with the adjacent properties and/or alleys should be utilized for access. All lots, parcels, or any other division of land adjacent to an arterial or collector may be allowed driveways or street connections in accordance with the following.

Parcel Frontage	Number of Access Points Allowed
< 500 ft	1
501 – 1200 ft	2
>1200 ft	3

B. Location of Driveway Access Points.

- In General.** Except for shared drives, all driveways shall be a minimum of three-and-a-half (3½) feet from the property line.
- Along Arterials.** Location guidelines for driveway access points along arterials are shown in the illustration below in relation to the direction of traffic flow. If access to a lot, parcel, or other lawful division of land is physically unobtainable under the provisions illustrated below, driveway access points shall be located the greatest distance possible from one another and from other streets.

Figure 7.1. Location of Driveway Access Points



C. **Exemptions.** Public Safety Facilities are exempted from the location of driveway access points standard and width restrictions found in this section and the Knightdale Standard Specifications & Construction Details.

7.6. Fences and Walls

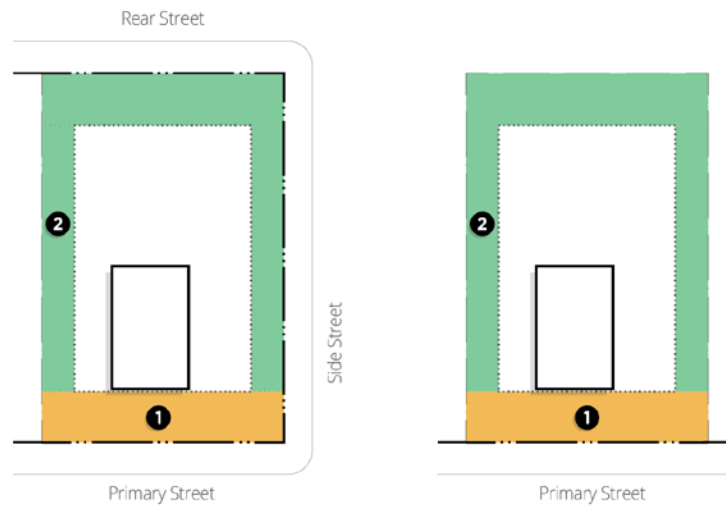
A. House and Townhouse Building Types.

1. **Front Yard Height.** Fences shall not exceed four (4) feet in height, and garden/decorative walls shall not exceed three (3) feet in height.
2. **Side/Rear Yard Height.** Fences or garden/decorative walls shall not exceed six (6) feet in height.
3. **Easements.** Fences are only permitted in easements as permitted via the Town of Knightdale Stormwater Manual and/or the City of Raleigh Public Utilities Handbook.
4. **Materials.**
 - a. Garden/decorative walls and fence piers shall be brick, or stone consistent with those materials of the principal building.
 - b. Retaining walls shall be wood, brick, stone, or decorative concrete masonry blocks.
 - c. Front yard fences shall be wood picket, wrought iron, or materials similar in appearance and durability with a maximum opacity of fifty (50) percent.
 - d. Side and rear yard fences not exceeding four (4) feet in height may be wood, wrought iron, or materials similar in appearance and durability.
 - e. Side and rear yard fences exceeding four (4) feet in height shall be wood or a material similar in appearance and durability.
 - f. No fence shall be constructed of chain link, wire mesh, woven wire, dangerous materials, materials that would constitute a nuisance, razor wire, barbed wire, or any material that conducts electricity.

5. Exceptions.

- a. -Engineered retaining walls necessitated by severe topography (slopes) are not subject to the height limitations of this section.
- ~~g.~~ b. Vinyl wrapped chain link may be used for ball fields and sport courts, and shall not exceed ten (10) feet in height.

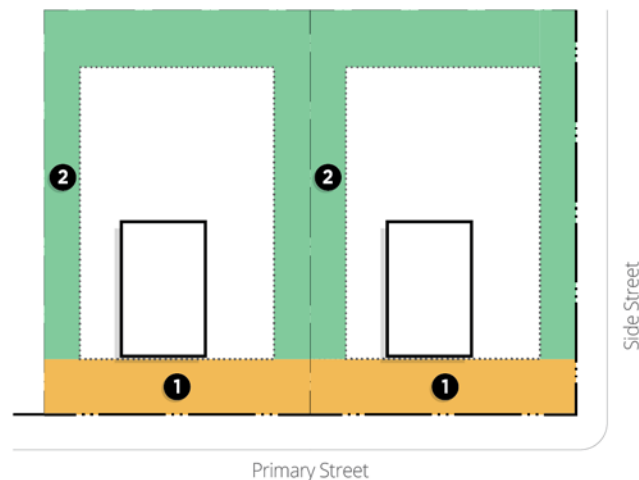
Figure 7.12: House and Townhouse Building Type Fence and Wall Standards



B. Apartment, Mixed-Use, Civic, Institutional, Commercial, Outlot/Liner Commercial, or Large Lot Commercial Building Types in All Districts Except MI.

1. **Front Yard.** Fences or garden/decorative walls in front yards shall not be permitted.
2. **Side/Rear Yard Height.** Fences or garden/decorative walls shall not exceed eight (8) feet in height.
3. **Materials.**
 - a. Garden/decorative walls and fence piers shall be brick, or stone consistent with those materials of the principal building.
 - b. Retaining walls shall be wood, brick, or stone.
 - c. All fences shall be wrought iron or a material similar in appearance and durability.
 - d. No fence shall be constructed of chain link, wire mesh, woven wire, dangerous materials, materials that would constitute a nuisance, razor wire, barbed wire, or any material that conducts electricity.
4. **Exceptions.**
 - a. Engineered retaining walls necessitated by severe topography (slopes) are not subject to the height limitations of this section.
 - b. Wireless Telecommunication Facility – Tower (Section 5.9 (C)) uses are not subject to the height limitations of this section.
 - ~~b.c.~~ Vinyl wrapped chain link may be used for ball fields and sport courts, and shall not exceed ten (10) feet in height.

Figure 13: Apartment, Mixed Use, Civic, Institutional, Commercial, Outlot/Liner Commercial, or Large Lot Building Type Fence and Wall Standards



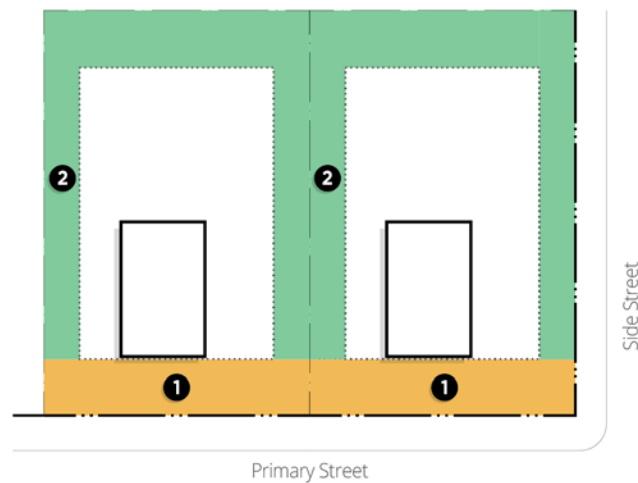
C. Commercial or Manufacturing Building Types in MI District.

1. **Front Yard Height.** Fences or garden/decorative walls shall not exceed six (6) feet in height.
2. **Side/Rear Yard Height.** Fences or garden/decorative walls shall not exceed eight (8) feet in height unless topographic conditions necessitate additional height. The Land Use Administrator may approve fences or walls not exceeding nine (9) feet in height. Requests for heights exceeding nine (9) feet are subject to approval from the Town Council.
3. **Materials.**
 - a. Retaining walls shall be wood, brick, or stone.
 - b. Barbed wire or chain link fences are restricted to the rear yard, shall not be visible from a street right-of-way, and shall not be adjacent to any lot in or zoned for residential use.

4. Exceptions.

- a. -Engineered retaining walls necessitated by severe topography (slopes) are not subject to the height limitations of this section.
- ~~e.~~ b. Vinyl wrapped chain link may be used for ball fields and sport courts, and shall not exceed ten (10) feet in height.

Figure 7.14: Commercial or Manufacturing Building Type Fence and Wall Standards



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Chapter 8. Sign Standards

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8.1. Purpose and Intent

- A. It is the intent of this chapter to authorize the use of signs whose types, sizes, and arrangements are:
1. Compatible with their surroundings;
 2. Preserve the natural beauty of the area;
 3. Protect existing property values in both residential and non-residential areas;
 4. Prevent the endangerment of public safety;
 5. Express the identity of the community as a whole or individual properties or occupants;
 6. Legible in the circumstances in which they are seen; and
 7. Appropriate to traffic safety.
- B. The following regulations are designed and intended to improve the overall aesthetic of the community by preventing over-concentration, improper placement, and excessive height, bulk, and area of signs.

8.2. Applicability

- A. No sign shall be erected, altered, constructed, moved, converted, or enlarged except in accordance with the provisions of this chapter and pursuant to the issuance of a sign permit (Section 12.2 (D)(3)).
- B. Notwithstanding sub-section “A” above, changing or replacing the permanent copy of an existing conforming sign shall not require a permit, provided the copy does not change the nature of the sign so as to render it in violation of this ordinance.

8.5. Signs Requiring a Permit by District

A. Primarily Residential Districts (OSP, RR, GR, UR)

Permitted Sign Type(s)	Specific Applicability	Maximum Area	Maximum Height	Maximum Number
Permanent Suspended Shingle Post	For Home Occupation Uses Only	6 sqft	5 ft	1
Monument	Neighborhood Gateways	16 sqft	7 ft	2 per entrance

B. Mixed-Use Districts (RMX, NMX, TC,) and Civic/Institutional Uses (All Permitted Districts)

Permitted Sign Type(s)	Specific Applicability	Maximum Area	Maximum Height	Maximum Number
Monument	Lots less than 2 acres	25 sqft	4 ft	2*
Monument	Lots equal to or greater than 2 acres	50 sqft	7 ft	2*
Building Wall	Front facades	10% of wall	n/a	1**
Building Wall	All other facades	5% of wall	n/a	1**
* Only one monument sign allowed per lot per street frontage.				
** A maximum of one wall sign shall be permitted per single-tenant building or per individual unit of a multiple tenant building, with the exception of secondary wall signs as detailed in Section 8.6(B).				

C. Primarily Commercial, Office, and Industrial Districts (HB, BO, MI)

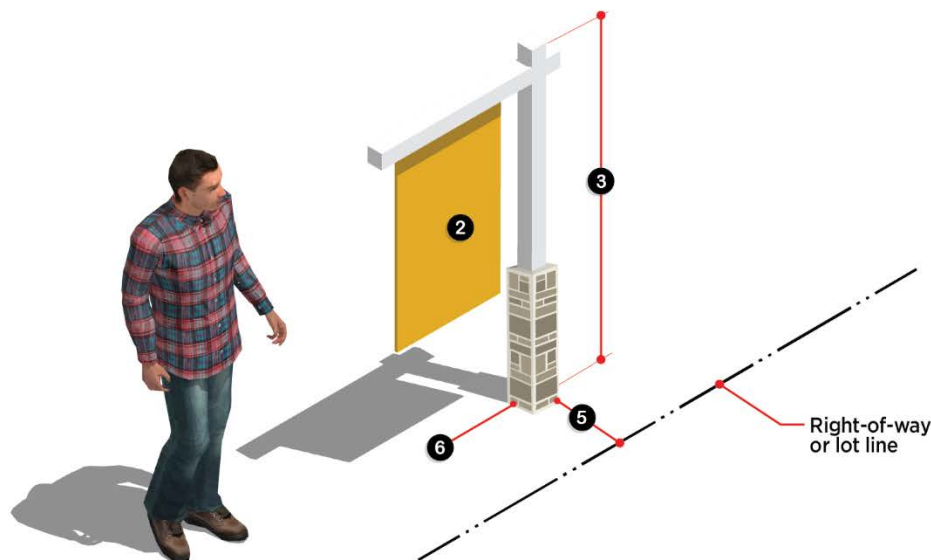
Permitted Sign Type(s)	Specific Applicability	Maximum Area	Maximum Height	Maximum Number
Monument	Lots less than 2 acres	50 sqft	6 ft	2*
Monument	Lots equal to or greater than 2 acres	70 sqft	7 ft	2*
Building Wall	n/a	10% of wall	n/a	1**
* Only one monument sign allowed per lot per street frontage.				
** A maximum of one wall sign shall be permitted per lot street frontage of a single-tenant building or per individual unit of a multiple tenant building, with the exception of secondary wall signs as detailed in Section 8.6(B).				
*** No individual wall sign may exceed one hundred fifty (150) square feet if sign is within one hundred fifty (150) feet of a public right-of-way.				

8.6. Signage Types

A. Permanent Suspended Shingle Post Signs.

1. **Permitted Districts.** Permanent suspended shingle post signs shall be permitted in all districts that allow for monument signs.
2. **Sign Area.** The maximum permitted sign area of a permanent suspended shingle post sign shall be ten (10) square feet.
3. **Height.** The maximum permitted height of a permanent suspended shingle post sign shall be six (6) feet.
4. **Number of Signs.** A maximum of one (1) permanent suspended shingle post sign shall be permitted per lot frontage.
5. **Location.** All Permanent Suspended Shingle Post Signs shall be located a minimum of five (5) feet ~~behind from all the~~ street rights-of-way, ~~property lines, and utility easements;~~ shall not block points of ingress or egress; or be placed in any sidewalk or pedestrian walkway.
6. Permanent Suspended Shingle Post Signs and their supporting posts shall be of a color and material which are similar or complementary to those of the structure housing the subject establishment. The base of the supporting post shall be constructed from masonry.
7. Permanent Suspended Shingle Post Signs shall not be internally illuminated.
- ~~3. Permanent Suspended Shingle Post Signs and their supporting posts shall be of a color and material which are similar or complementary to those of the structure housing the subject establishment.~~

Figure 8.11: Permanent Suspended Shingle Post Sign



- B. **Wall Signs.** Signs erected parallel to the façade of any building or yard wall (Section 7.6) to which it is attached and supported throughout its entire length by the building or yard wall face shall:
1. Preferably be located between the top of the first floor window and the sill of the second floor window, or on a sign frieze area;
 2. Project no more than twelve (12) inches from the building wall;
 3. Not obscure architectural features;
 4. Be integrated with the design of the building;
 5. Not cover any window or part of a window; and
 6. Not extend above a parapet.
 7. Not placed on a roof or mansard roof.
 8. **Number of Signs.**
 - a. A maximum of one (1) primary wall sign shall be permitted per lot frontage of a single-tenant building or unit of a multi-tenant building.
 - b. A maximum of three (3) secondary wall signs may be authorized for buildings with lineal frontage in excess of seventy-five (75) feet by the Land Use Administrator provided such additional signage is:
 - i. In keeping with the overall design and architecture of the building;
 - ii. A minimum of twenty (20) feet from the primary wall sign and other secondary wall signs;
 - iii. A maximum of fifty (50) percent of the size of the primary wall sign;
 - iv. Accessory to the building's primary wall sign; and
 - v. The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in Section 8.5.

9. **Alternatives.** The following alternatives are considered as Wall Signs and shall be counted against a façade's maximum permitted area for Wall Signs (Section 8.5):
- a. **Window Signs.** The area of Window Signs (Section 8.4 (I)) that in aggregate exceed thirty (30) percent of the glass area on any building façade. At no time shall the opacity (visibility into the building) be less than fifty (50) percent of the total window area.
 - b. **Awning Signs.** Signs located on an awning are considered Wall Signs and shall be limited to no more than fifty (50) percent of the awning area.
 - c. **Projecting Signs.** A Projecting Sign is considered a Wall Sign, but it may not extend above the soffit, parapet, or eave line, as appropriate, of the building to which it is attached; and shall be limited by the following additional standards:
 - i. Minimum Width of Façade: Twenty (20) feet (not applicable in the TC District);
 - ii. Maximum Dimensions: Projecting signs may not exceed either eight (8) feet in height or three (3) feet in width.
 - iii. Maximum Area: Ten (10) square feet;
 - iv. Maximum Projection from Wall: Four (4) feet; and
 - v. Sign Clearance: Eight (8) feet.

Figure 8.412: Wall Sign

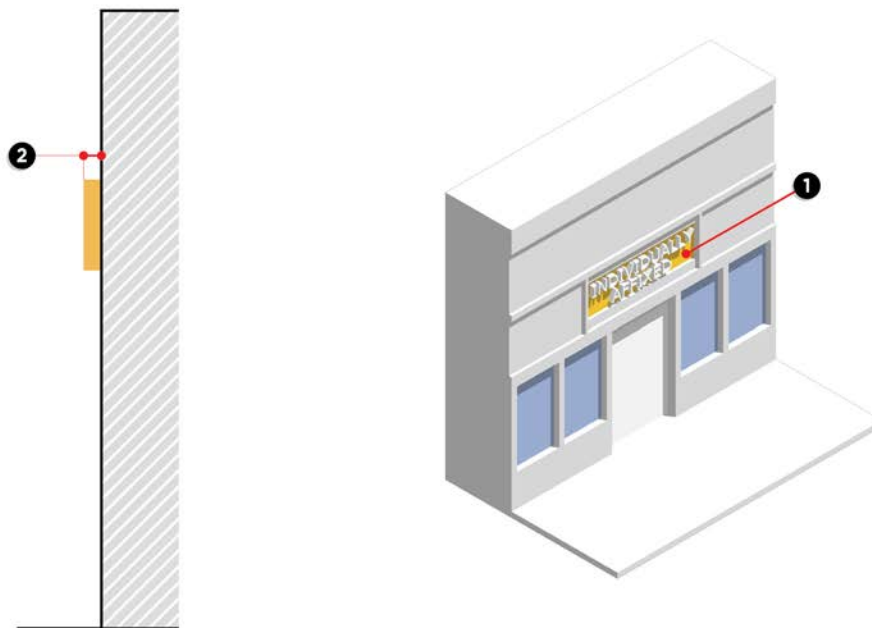
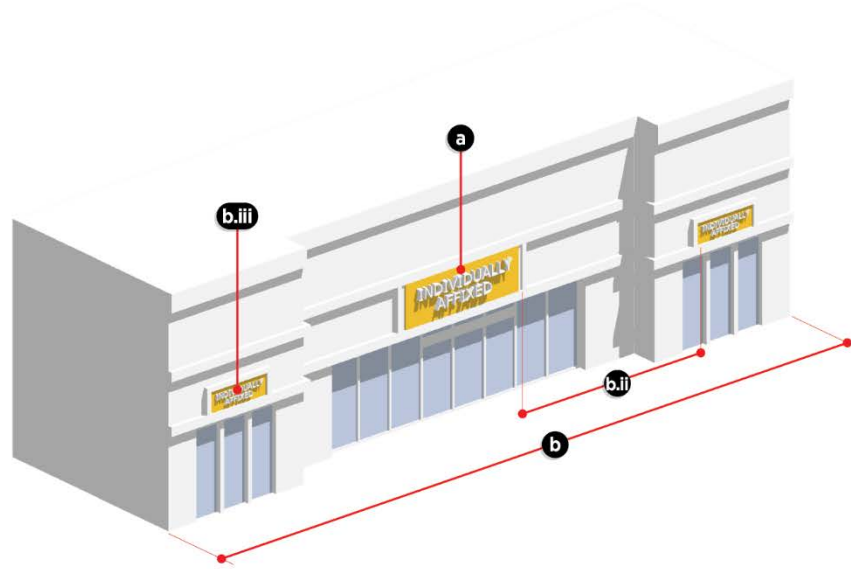


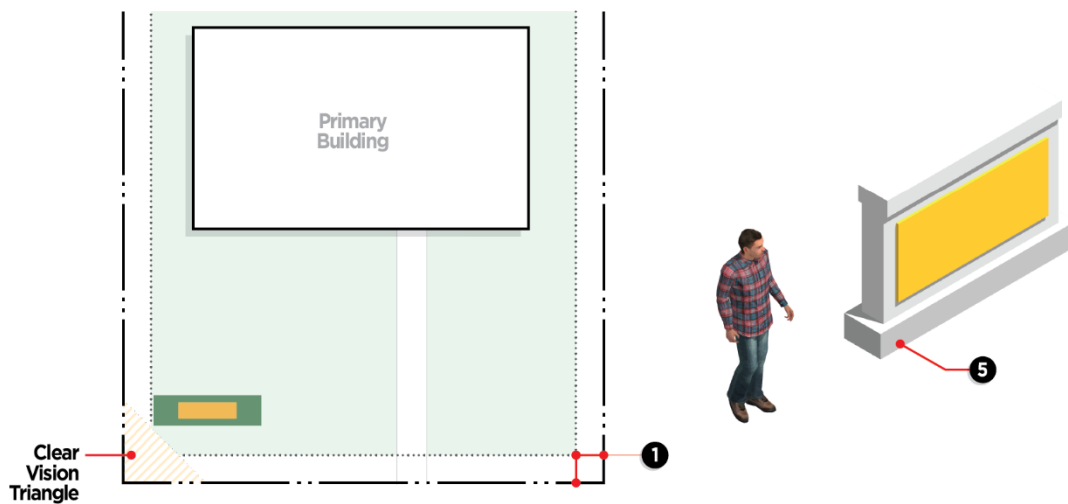
Figure 8.123: Secondary Wall Signs




C. **Monument Signs.** Monument Signs are monolithic structures in which the bottom (base) of the sign is flush with the ground. These signs shall:

1. Be located a minimum of ten (10) feet from all property lines, rights-of-way, and utility easements;
2. Not block points of ingress or egress;
3. Not be placed in any sidewalk or pedestrian walkway;
4. Maintain a fifteen (15)-foot side yard setback if the side lot line abuts a residential district;
5. The base of monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten (10) percent and a maximum of twenty-five (25) percent of the width of the sign face. The base of monument signs shall be constructed from masonry. The masonry shall match the primary façade or brick and/or stone when the primary façade is not constructed of a masonry material.
6. **Alternatives.**
 - a. A Permanent Suspended Shingle Post Sign ~~(Section 8.4 (2)(H))~~ may be substituted for a Monument Sign in any district that allows for monument signs. All permanent suspended shingle posts signs but shall meet all height and area requirements as provided in Section 8.56.A.

Figure 8.134: Monument Sign



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Chapter 15. Definitions

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15.1. Intent

For the purpose of interpreting this Ordinance, certain words, concepts, and ideas are defined herein. Except as defined herein, all other words used in this Ordinance shall have their everyday meaning as determined by their dictionary definition.

15.2. Interpretation

- A. Words used in the present tense include the future tense.
- B. Words used in the singular number include the plural, and words used in the plural number include the singular.
- C. Any word denoting gender includes the female and the male.
- D. The word "**person**" includes a firm, association, organization, partnership, corporation, trust, and company as well as an individual.
- E. The word "**lot**" includes the word "**plot**" or "**parcel**" or "**tract**".
- F. The word "**shall**" is always mandatory and not merely directory.
- G. The word "**structure**" shall include the word "**building**."
- H. The word "**Zoning Map**," "**Knightdale Zoning Map**," or "**Official Zoning Map**" shall mean the Official Zoning Map of Knightdale, North Carolina.
- I. The term "**Development Services Director**" shall mean the "**Planning Director of the Town of Knightdale, North Carolina**" or "**Designee**."
- J. The term "**Land Use Administrator**" shall collectively mean "Development Services Director of the Town of Knightdale, North Carolina and subordinate staff."
- K. The term "**Town Council**" shall mean the "Town Council of the Town of Knightdale, North Carolina."
- L. The term "**Land Use Review Board**" shall mean the "Land Use Review Board of the Town of Knightdale, North Carolina."
- M. The term "**Development Services Department**" shall mean the "Development Services Department of the Town of Knightdale, North Carolina."
- N. The terms "**Ordinance**", "**UDO**" and "Unified Development Ordinance" shall be synonymous and refer to the "Town of Knightdale Unified Development Ordinance."
- O. **Fractional Requirements.** Unless otherwise indicated, when calculations for any requirement of this Ordinance, including the determination of the number of dwelling units permitted on a lot, result in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit and a fraction of less than one-half shall be disregarded.

15.3. “A” Definitions

- A. **Access Easement.** See “Easement, Access”
- B. **Accessory Building.** See “Building, Accessory”.
- C. **Accessory Structure.** See “Structure, Accessory”.
- D. **Adult Establishment 3.1C(5)a.** Any establishment having a substantial portion of materials or entertainment characterized by an emphasis on sexual activities, anatomical genital areas, or the female breast as defined in NCGS §14-202.10 (or any successor thereto).
- E. **Agribusiness 3.1C(6)a-b.** These establishments grow crops, raise animals, harvest timber, and harvest fish and other animals from a farm, ranch, or their natural habitats. They may be described as farms, bona fide farms, ranches, dairies, greenhouses, nurseries, orchards, or hatcheries. A farm, as an establishment, may be one or more tracts of land, which may be owned, leased, or rented by the farm operator. Farms may hire employees for a variety of tasks in the production process. Subcategories in this dimension differentiate establishments involved in production versus those that support agricultural production. Therefore, agribusiness does not include agricultural research establishments administering programs for regulating and conserving land, mineral, wildlife, and forest use. Said establishments are classified under the relevant institutional or research and development categories. Agribusiness also does not include swine farms as defined in N.C.G.S. §106-802. See Section 1.5B and Section 7.4.B.5.b for agribusiness related exemptions (LBCS F9000 and S8000).
- F. **Airport 3.1C(8)a.** Establishments that provide air transportation for passengers or cargo using aircraft, such as airplanes and helicopters. This subcategory includes scenic and sightseeing air transportation establishments, which may involve local departure and same-day return. (LBCS F4110, S3920 and S5600)
- G. **Alley or Alleyway.** A strip of land, owned publicly or privately, set aside primarily for vehicular service access to the back or side of properties otherwise abutting a street.
- H. **Alteration of a Watercourse.** A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.
- I. **Amusements, Indoor 3.1C(5)b-d.** Establishments that provide commercial recreation activities completely within an enclosed structure such as pool halls, arcades, movie theaters, skating rinks, roller rinks, and bowling alleys. May also include no more than three (3) non-server-based, non-internet connected sweepstakes center games as a customary accessory use for those indoor amusement establishments maintaining an “on-premises” retail ABC permit. (LBCS F5320, F5380, F5390 and S3200)
- J. **Amusements, Outdoor 3.1C(5)e.** Establishments that provide commercial recreation activities primarily outdoors such as miniature golf establishments; go-cart facility; theme parks, carnivals, fairgrounds, and midways; paintball parks; and water rides. (LBCS F5310 and S4440)
- K. **Animal Services 3.1C(3)a-b.** Establishments that include services by licensed practitioners of veterinary medicine, dentistry, or surgery for animals; indoor boarding services for pets; and grooming. (LBCS F2418 and F2720)

- L. **Animated Sign.** See “Sign, Animated”
- M. **Arm.** A mounting device which projects from a wall and attaches to a sign
- N. **Arterial.** Those streets which generally serve through traffic and are designated on the current edition of the officially adopted Arterial Plan (Appendix A: Street Network Plan).
- O. **Arterial Plan.** A plan, adopted by the Town Council, for the development of existing and proposed major streets that will adequately serve the future travel needs of an area in an efficient and cost-effective manner.
- P. **Automated Teller Machines (ATM).** Computerized, self-service machines used by banking customers for financial institutions, including deposits, withdrawals, and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.
- Q. **Auto Parts Sales 3.1C(4)a.** Establishments selling new, used, or rebuilt automotive parts and accessories. Examples include parts and supply stores, automotive stereo stores, speed shops, truck cap stores, and tires and tube shops. (LBCS F2115)
- R. **Awning Sign.** See “Sign, Awning”.

15.4. “B” Definitions

- A. **BUG (Backlight, Uplight, and Glare) Rating.** A luminaire classification system that classifies backlight (B), uplight (U), and glare (G) ratings to evaluate luminaire optical performance related to light trespass, sky glow, and high angle brightness control.
- B. **Ballast.** A device used with an electric-discharge lamp to obtain the necessary circuit conditions (voltage, current, and waveform) for starting and operating.
- C. **Banks, Credit Unions, Financial Services 3.1C(3)c.** Establishments that engage in financial transactions that create, liquidate, or change ownership of financial services. Banks, credit unions, and savings institutions may perform central banking functions, accept deposits, and lend funds from these deposits. In addition to banks and credit unions, financial services institutions may include credit agencies, trust companies, holding companies, lending and thrift institutions, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies, and investment companies. (LBCS F2200 and F2210)
- D. **Banner.** See Sign, Banner.
- E. **Bar/Tavern 3.1C(4)b.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also not more than three (3) non-server based, non-internet connected sweepstakes center games. (LBCS F2540)
- F. **Base Flood.** The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

- G. **Base Flood Elevation (BFE).** A determination of the water surface elevations of the base flood based on current conditions hydrology as published in the FIS. When the BFE has not been provided in a Special Flood Hazard Area, it may be obtained from engineering studies available from a Federal or State source using FEMA-approved engineering methodologies. This elevation, when combined with the freeboard, established the Regulatory Flood Protection Elevation in Special Flood Hazard Areas.
- H. **Bay Window.** A window assembly whose maximum horizontal projection is not more than two (2) feet from the plane of an exterior wall and is elevated above the floor level of the home.
- I. **Bed and Breakfast Inn 3.1C(2)a.** Establishments primarily engaged in providing short-term lodging in facilities known as bed-and-breakfast inns. These establishments provide short-term lodging in private homes or small buildings converted for this purpose. Bed-and-breakfast inns are characterized by highly personalized service and the inclusion of a full breakfast in a room rate. (LBCS F1310)
- J. **Berm.** A mound of earthen material where the slope, height, and width do not exceed the standards established by this Ordinance, the purpose of which is to divert the flow of runoff water and/or to act as a visual and sound buffer to nearby properties.
- K. **Best Management Practices (BMP).** In a stormwater management program, a structural or nonstructural management-based practice used singularly or in combination to reduce non-point source inputs to receiving waters in order to achieve water quality protection goals.
- L. **Bicycle Facilities.** A general term denoting improvements and provisions made to accommodate or encourage bicycling, including parking, bicycle lanes, and shared roadways.
- M. **Billboard.** A common term for certain types of off-premise signs. Also, sometimes referred to as an “outdoor advertising sign”.
- N. **Block Face.** One side of a street between two consecutive intersections, having at least one principal building on a lot facing the street. For a corner lot having frontage along more than one street, the block face shall consist of that side of the block that has the more numerous parcels or lots fronting the street. An “opposite block face” is the block face across the street from a given block face.
- O. **Board of Adjustment.** The Board of Adjustment is a five (5) member appointed body responsible for the decision making for appeals of administrative decisions and requests for Variance.
- P. **Buffer Yard.** A landscaped area intended to give spatial separation between incompatible land uses.
- Q. **Building.** Any structure having a roof supported by columns or by walls, and intended for shelter, housing, or enclosure of persons, animals, or property. The connection of two buildings by means of an open porch, breezeway, passageway, carport, or other such open structure, with or without a roof, shall not be deemed to make them one (1) building.
- R. **Building, Accessory.** A roofed structure supported by columns or walls; built, erected, and framed of component structural parts; designed for the housing, shelter, enclosure and/or support of persons, animals, or property of any kind; and subordinate in height and bulk to the principal building located on the same lot.
- S. **Building, Principal.** A building in which the principal use of the associated lot, on which said building is situated, is conducted.

- T. **Building Coverage.** The amount of land covered or permitted to be covered by a building(s), usually measured in percentage of a lot (or percentage of a yard in the case of accessory buildings).
- U. **Business Support Services 3.1C(3)d.** These establishments provide any of the following: document preparation, telephone answering, telemarketing, mailing (except direct mail advertising), court reporting, and steno typing. They may operate copy centers, which provide photocopying, duplicating, blueprinting, or other copying services besides printing. They may provide a range of support activities, including mailing services, document copying, facsimiles, word processing, on-site PC rental, and office product sales. (LBCS 2424)

15.5. “C” Definitions

- A. **Caliper.** The trunk diameter for nursery-grown trees measured at a height of six (6) inches above the ground for all trees up to and including a reading of four (4) inches in diameter, and at 12 inches above the ground for those trees larger than four (4) inches in diameter.
- B. **Campground 3.1C(7)a.** Establishments, including parks, that may accommodate campers and other individuals along with their equipment, including tents, tent trailers, travel trailers, and recreational vehicles (RVs). Includes facilities and services such as cabins, washrooms, food services, recreational facilities, and equipment, and organized recreational activities. (LBCS F5400)
- C. **Campus Entrance Sign.** See “Sign, Neighborhood/Campus Entrance”.
- D. **Candela.** The metric unit luminous intensity (that is, power emitted by a light source in a particular direction, with wavelengths weighted by the luminosity function, a standardized model of the sensitivity of the human eye).
- E. **Cemetery 3.1C(7)b.** A parcel of land used for the internment of the dead in the ground or in mausoleums. (LBCS S4700)
- F. **Certificate of Occupancy.** A certificate issued by the Land Use Administrator certifying that all structures, their land uses, and land restrictions conform with all the requirements of the Knightdale UDO. This certificate is issued prior to occupying any structure or commencing a use for which a building permit is issued.
- G. **Change of Use.**
 - 1. A new, different, or additional use of a structure or land which required or requires a certificate of occupancy.
 - 2. Change of Use includes without limitation any new, different, or additional use within the list of permitted uses for the underlying property, any purported use outside the list of permitted uses.
 - 3. When any prior use of a structure or land has ceased for a period greater than 180 days.

The Land Use Administrator may grant a 180-day extension to part (3) if the property and/or building owner provides sufficient evidence of actively recruiting a use that would not constitute a change of use under either part (1) or (2) above. Thereafter, if any prior use of the structure or land has ceased for a period greater than 360 days, any subsequent use shall be considered a change of use.

Multi-tenant structures shall not be considered a change of use when individual uses change unless the essential character (more than 50% of structure’s square footage) of the activity conducted in the entire structure (e.g. shopping center, professional service office building) has changed as defined in part (1), (2) or (3) above.

- H. **Chicken Coop.** A single accessory building for the housing of female chickens consisting of a hen house for sleeping and the laying of eggs in conjunction with an open-air pen or run.
- I. **Child/Adult Day Care Home 3.1C(3)e.** Supervision or care provided on a regular basis as an accessory use within a principal residential dwelling unit, by a resident of the dwelling, for five (5) or fewer children/adults who are not related by blood or marriage to, and who are not the legal wards or foster children of, the supervising adult.
- J. **Child/Adult Day Care Center 3.1C(3)f.** An individual, agency, or organization providing supervision or care on a regular basis for children/adults who are not related by blood or marriage to, and who are not the legal wards or foster children of, the supervising adults; designed and approved to accommodate six (6) or more children/adults at a time; not an accessory to residential use.
- K. **Collector.** Those streets which generally provide access into or out of a neighborhood, commercial or industrial area and are designated on the current edition of the officially adopted Collector Plan (Appendix B). Emphasizing balance between mobility and access, a collector is designed to better accommodate bicycle and pedestrian activity while still serving the needs of the motoring public.
- L. **Collector Plan.** A plan, adopted by the Town Council, for the development of existing and proposed collectors that will adequately serve the future travel needs of a neighborhood, commercial or industrial area in an efficient and cost-effective manner.
- M. **Colleges/Universities 3.1C(7)c.** These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. They include junior colleges, colleges, universities, and professional schools. (LBCS F6130)
- N. **Community Service Organization 3.1C(3)g.** A public or quasi-public establishment providing social and/or rehabilitation services, serving persons with social or personal problems requiring special services, the handicapped, and the otherwise disadvantaged such as counseling centers, welfare offices, job counseling, and training centers, vocational rehabilitation agencies, and community improvement and neighborhood redevelopment, but does not include any services providing on-site residential or accommodation services. (LBCS F6560)
- O. **Comprehensive Plan.** A document or series of documents setting forth policies for the future of a community. It is normally the result of considerable study and analysis of existing physical, economic, and social conditions, and a projection of future conditions. When adopted by a public body, it serves as a guide for many public decisions, especially land use changes.

- P. **Condominium.** Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions.
- Q. **Conservation Easement.** See “Easement, Conservation”.
- R. **Construction Identification Sign.** See “Sign, Construction Identification”.
- S. **Copy.** Any message consisting of words, letters, numbers, characters and/or symbols, that is displayed on a sign.
- T. **Corner Lot.** See “Lot, Corner”.
- U. **Corporate Campus.** A development which contains a number of separate office buildings, accessory and supporting uses, and open space all designed, planned, constructed, and maintained on a coordinated basis.
- V. **Cremation Facilities 3.1C(3)h.** These establishments operate sites or structures reserved for the interment of human or animal remains (except for cemeteries), or for cremating the dead. (LBCS F6720)
- W. **Critical Root Zone (CRZ).** A circular region measured outward from a tree trunk representing the essential area of the roots that must be maintained in order for the tree’s survival. The CRZ is one (1) foot of radial distance for every inch of tree DBH, with a minimum of eight (8) feet.
- X. **Cul-de-sac.** See Street, cul-de-sac
- Y. **Cultural or Community Facility 3.1C(5)f.** Facilities designed to promote cultural advancement and serve the community such as live theater, dance, or music establishments; art galleries, studios and museums; non-profit civic or fraternal organizations; museums, exhibition, or similar facility; libraries; and community centers, such as the YMCA and YWCA. (LBCS S3800, S4400, F5110, F5210, and FS6830)
- Z. **Cutoff Fixture.** See “Fixture, Cutoff”.

15.6. “D” Definitions

- A. **Diameter at Breast Height (DBH).** The diameter of a tree measured in inches at a height of four and a half (4.5) feet above the ground.
- B. **Deciduous.** Those plants that annually lose their leaves.
- C. **Density.** The number of dwelling units on the entire area of a tract or parcel of land.
- D. **Development.** Any land-disturbing activity which adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil. Also, any action such as subdividing that is undertaken for the purpose of making land more useful, or any area of a site where clearing, grading, parking, structures, walks or related work takes place for the construction, operation, storage of equipment or materials, and maintenance of a site.
- E. **Digital Flood Insurance Rate Map (DFIRM).** The digital official map of a community, issued by the Federal Emergency Management Agency (FEMA), on which both the Special Flood Hazard Areas and the risk premium zones applicable to the community are delineated.

- F. **Direct Light.** Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.
- G. **Directional Fixture.** See “Fixture, Directional”.
- H. **Drainage, Sheet Flow (dispersed).** Drainage spread out, as opposed to collected in channels.
- I. **Drainage Easement.** See “Easement, Drainage”.
- J. **Drainageway.** Any natural or manmade channel or drainage structure that carries surface runoff from precipitation.
- K. **Drip Line.** A vertical line extending from the outermost edge of the tree canopy or shrub branch to the ground.
- L. **Drive-Thru Retail/Restaurants 3.1C(94)ed.** A facility where food and other products may be purchased by motorists without leaving their vehicles. Examples include fast-food restaurants, drive-thru coffee, dairy product, photo stores, pharmacies, etc.
- M. **Drive-Thru Service 3.1C(39)ic.** A facility where services may be obtained by motorists without leaving their vehicles. These facilities include drive-through bank teller windows, dry cleaners, etc. Does not include. Automated Teller Machines (ATMs), gas stations, or other vehicle services, which are separately defined.
- N. **Drive-Thru Window.** A window or other fenestration or other device for the delivery of goods or products from a principal or accessory structure to a vehicle or pedestrian and through which compensation for such may be exchanged, including the making of change, and the order for such goods is made from a remote on-site station rather than at a window or other fenestration or other device. (This definition includes the term "drive-in window.")
- O. **Dry Cleaning Plant.** See “Laundry, Dry Cleaning Plant”.
- P. **Duplex.** See “Dwelling-Duplex”.
- Q. **Dwelling/Dwelling Unit.** A building designed, arranged, or used for permanent living quarters for one (1) or more persons.
- R. **Dwelling-Duplex 3.1C(1)ba.** Generally, a two-unit building that is divided horizontally, and each unit has a separate entrance from the outside or through a common vestibule. Buildings are typically under common ownership. (LBCS F 1100 and S1121)
- S. **Dwelling-Multifamily (2 to 4 units/bldg) 3.1C(1)c.** A dwelling unit that is part of a structure containing more than one (1) but less than five (5) units. Each unit has a separate entrance from the outside or through a common vestibule. Multi-family dwellings may include duplexes, triplexes, and quadplexes (buildings under common ownership with two [2], three [3] or four [4] dwelling units in the same structure), as well as a condominium complex containing only three (3) or four (4) units. (LBCS S1121 and S1140)
- T. **Dwelling-Multifamily (more than 4 units/building) 3.1C(1)d.** A dwelling unit that is part of a structure containing more than four units. Each unit has a separate entrance from the outside or through a common vestibule. These structures may include apartments (five [5] or more units in a single building under common ownership); and condominium complexes containing five (5) or more units. (LBCS S1121 and S1140)

- U. **Dwelling-Single Family 3.1C(1)ca.** A free-standing building designed for and/or occupied by one family. These residences may be individually owned as residences or residences owned by rental or management companies. Also includes factory-built, modular housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974. (LBCS F1100 and S1100)
- V. **Dwelling-Secondary 3.1C(p1)e.** A detached dwelling unit, such as a garage apartment or cottage, designed for occupancy by one or two persons, not exceeding 1,000 square feet, and located on a lot with an existing single-family dwelling.

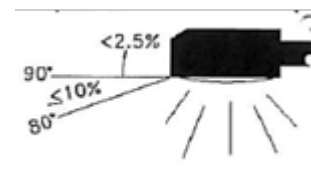
15.7. “E” Definitions

- A. **Easement.** A grant by the property owner for use of a strip of land by the public, a corporation, or person(s) for a specified purpose.
- B. **Easement, Access.** An easement which grants the right to cross property.
- C. **Easement, Conservation.** A restriction placed on a piece of property to protect the resources (natural or man-made) associated with the parcel. The easement is either voluntarily sold or donated by the landowner, and constitutes a legally binding agreement that prohibits certain types of development (residential or commercial) from taking place on the land.
- D. **Easement, Drainage.** An easement which recognizes and documents the presence of a drainageway, guarantees the passage of stormwater runoff, and may grant the right to maintain, relocate, or in such other manner utilize the easement for the improvement of drainage and stormwater flow.
- E. **Easement, Utility.** An easement which grants to the Town or other utility providers the right to install and thereafter maintain any and all utilities including, but not limited to, water lines, sewer lines, storm sewer lines, electrical power lines, telephone lines, natural gas lines, and community antenna television systems.
- F. **Eaves.** The part of a roof that projects beyond the exterior wall; including the lower edge of a sloped roof as well as the sloping edge of a gable.
- G. **Election Sign.** See “Sign, Election”.
- H. **Elementary School.** See “School, Elementary & Secondary”.
- I. **Equipment Rental 3.1C(3)j.** Establishments renting or leasing:
 - 1. (a) office machinery and equipment, such as computers, office furniture, copiers, or fax machines;
 - 2. (b) heavy equipment without operators used for construction, mining, or forestry, such as bulldozers, earthmoving equipment, etc.;
 - 3. (c) other non-consumer machinery and equipment, such as manufacturing equipment; metalworking; telecommunications, motion picture, or theatrical equipment; institutional (i.e. public building) furniture; or, agricultural equipment without operators. (LBCS F2334)

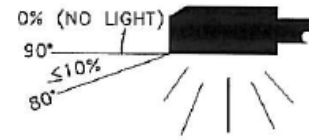
- J. **Erosion.** The wearing away of land surface by the action of wind, water, gravity, or any combination thereof.
- K. **Evergreen.** Those plants that retain foliage throughout the year.
- L. **Existing Development.** Those projects that are built or those projects that at a minimum have established a vested right under North Carolina zoning law as of the effective date of this ordinance based on at least one of the following criteria:
1. (a) Substantial expenditures of resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project, or
 2. (b) Having an outstanding valid building permit as authorized by the General Statutes (N.C.G.S. §160D-1110), or
 3. (c) Having expended substantial resources (time, labor, money) and having an approved site-specific or phased development plan as authorized by the General Statutes (N.C.G.S. §160D-108).
 4. Any building and/or structure for which the start of construction commenced before the initial effective date of the floodplain management regulations adopted by the Town.
- M. **Extraterritorial Jurisdiction (ETJ).** That land lying beyond the municipal limits of the Town of Knightdale and within the extraterritorial jurisdiction boundary as delineated on the official zoning map of the Town of Knightdale in accordance with N.C.G.S. §160D-105. The authority is granted to a locality to exercise zoning powers for a specified distance outside its boundaries. It is intended to protect activities on the edge of communities from being encroached on by incompatible adjacent activities.

15.8. “F” Definitions

- A. **Family.** An individual, or two (2) or more persons related by blood, marriage, adoption, foster care or guardianship, together with incidental domestic servants and temporary, non-compensating guests; or a group of not more than four (4) unrelated persons living together as a single housekeeping unit.
- B. **Family Care Home 3.1C(1)f.** A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six (6) resident “persons with disabilities”. (N.C.G.S. §160D-907)
- C. **Fixture.** The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.
- D. **Fixture, Cutoff.** A luminaire light distribution where the candela per 1,000 lamp lumens does not exceed 25 (2.5%) at or above an angle of 90 degrees above nadir and does not exceed 100 (10%) at or above a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.
- E. **Fixture, Directional.** An assembly that holds the lamp along with any globe, shade, or other covering surrounding the lamp that may be adjusted to concentrate or throw light in a specific direction



- F. **Fixture, Full-Cutoff.** A luminaire light distribution where zero candela intensity occurs at or above an angle of 90 degrees above nadir. Additionally, the candela per 1,000 lamp lumens does not numerically exceed 100 (10%) at or above a vertical angle of 80 degrees above nadir. This applied to all lateral angles around the luminaire.
- G. **Fixture, Fully-Shielded.** A light fixture constructed, installed, and maintained in such a manner that all light emitted from the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane through the fixture’s lowest light-emitting part.
- H. **Fixture, Non-Cutoff.** A fixture light distribution where there is no light intensity limitation in the zone above the maximum distribution of light intensity.
- I. **Fixtures, Post-Mounted.** Fixtures that are mounted on a post (typically an 18-foot mounting height or less) and decorative in style and appearance for the enhancement of the pedestrian experience.
- J. **Flag Lot.** See “Lot, Flag”.
- K. **Flashing Sign.** See “Sign, Animated”.
- L. **Flood.** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; and/or the unusual and rapid accumulation or runoff of surface waters from any source.
- M. **Flood Boundary and Floodway Map (FBFM).** An official map of a community, issued by the FEMA, on which the Special Flood Hazard Areas and the floodways are delineated. This official map is a supplement to and shall be used in conjunction with the Flood Insurance Rate Map (FIRM).
- N. **Flood Fringe.** The land area located between the floodway and maximum elevation subject to inundation by the base flood.
- O. **Flood Hazard Boundary Map.** An official map of a community, issued by the FEMA, where the boundaries of the Special Flood Hazard Areas have been defined as Zone A.
- P. **Flood Prone Area.** See “Floodplain”.
- Q. **Flood Zone.** A geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area.
- R. **Flood Insurance Rate Map (FIRM).** An official map of a community, issued by the FEMA, on which the Special Flood Hazard Areas, the Future Conditions Flood Hazard Areas, and the risk premium zones applicable to the community are delineated.
- S. **Flood Insurance Study (FIS).** An examination, evaluation, and determination of flood hazards, corresponding water surface elevations (if appropriate), flood hazard risk zones, and other flood data in a community issued by the FEMA. The FIS report includes FIRMs, Flood Boundary and Floodway Maps, if published.
- T. **Floodplain.** The relatively flat area or low land adjacent to the channel of a federally designated watercourse which has been or may be covered by floodwater during a Base Flood event.



- U. **Floodplain Administrator.** The individual appointed to administer and enforce the floodplain management regulations.
- V. **Floodplain Development Permit.** Any type of permit that is required in conformance with the provisions of this ordinance, prior to the commencement of any development activity.
- W. **Floodplain Management.** The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.
- X. **Floodplain Management Regulations.** This ordinance, building codes, health regulations, special purpose ordinances, and other applications of police power. This term describes federal, state or local regulations, in any combination thereof, which provide standards for preventing and reducing flood loss and damage.
- Y. **Floodproofing.** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents.
- Z. **Flood-resistant material.** Any building product [material, component or system] capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, and available from the FEMA. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.
- AA. **Floodway.** The channel of a river or other watercourse, including the area above a bridge or culvert when applicable, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.
- BB. **Flood Lamp.** See “Lamp, Flood”.
- CC. **Flood Light.** See “Light, Flood or Spot”.
- DD. **Food Truck.** A licensed, motorized vehicle or mobile unit which is temporarily stored on a private or public owned property where food items are sold to the public.
- EE. **Footcandle (FC).** A unit of illuminance amounting to one (1) lumen per square foot.
- FF. **Footcandles, Horizontal.** A quantity of illumination (footcandles) at a given point that is measured or calculated at a specific height in a plane parallel to the line of sight when looking at the brightest light source in the field of view.
- GG. **Footcandles, Vertical.** A quantity of illumination (footcandles) at a given point that is measured or calculated at a specified height in a plane perpendicular to the line of sight when looking at the brightest light source in the field of view.

- HH. **Freeboard.** The height added to the BFE or Future Conditions Flood Elevation to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization on the watershed. The BFE plus the freeboard establishes the Regulatory Flood Protection Elevation.
- II. **Front Yard.** See “Yard, Front”.
- JJ. **Frontage.** See “Street Frontage”.
- KK. **Full Cutoff Fixture.** See “Fixture, Full Cutoff”.
- LL. **Fully Shielded.** See “Fixture, Fully Shielded”.
- MM. **Funeral Homes and Services 3.1C(3)k.** Establishments for preparing the dead for burial or interment and conducting funerals (i.e. providing facilities for wakes, arranging transportation for the dead, and selling caskets and related merchandise). (LBCS F6700-6702)
- NN. **Future Conditions Flood.** The flood having a one percent (1%) chance of being equaled or exceeded in any given year based on future conditions hydrology.
- OO. **Future Conditions Flood Elevation.** A determination of the water surface elevations of the one percent (1%) annual chance flood based on future conditions hydrology as published in the FIS. This elevation, when combined with the freeboard, established the Regulatory Flood Protection Elevation in Future Conditions Flood Hazard Areas.
- PP. **Future Conditions Flood Hazard Area.** The land area that would be inundated by the one percent (1%) annual chance flood based on future conditions hydrology as determined in Section 6.5C(1) of this ordinance.
- QQ. **Future Conditions Hydrology.** The flood discharges associated with projected land-use conditions based on Wake County’s June 2003 Equivalent Zoning Classification and without consideration of projected future construction of flood detention structures or projected future hydraulic modifications within a stream or other waterway, such as bridge and culvert construction, fill, and excavation. Future conditions flood discharges are published in the FIS.

15.9. “G” Definitions

- A. **Gas Station with Convenience Store 3.1C(4)cd.** Establishments that primarily retail automotive fuels. These establishments may further provide services such as automotive repair, automotive oils, and/or replacement parts and accessories. Gas stations include structures that are specialized for selling gasoline with storage tanks, often underground or hidden. Bays for car washes may also be included. (LBCS F2116 and S2270)
- B. **General Retail-10,000 sf or Less 3.1C(4)df.** Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing. Ranging in size of 10,000 square feet or less. For sizes 2,000 square feet or less, also see “Neighborhood Retail/Restaurant” (LBCS F2100)
- C. **General Retail-10,001 sf – 50,000 sf 3.1C(4)eg.** Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing. Ranging in size between 10,001 square feet and 50,000 square feet. (LBCS F2100)

- D. **General Retail-Greater than 50,000 sf 3.1C(4)fh.** Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing. Greater than 50,000 square feet. (LBCS F2100)
- E. **Glare.** The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort, or loss of visual performance and ability.
- F. **Government Services 3.1C(3)l.** Includes federal, state, and local government agencies that administer, oversee and manage public programs. Does not include Cemeteries, Colleges/Universities, Hospitals, Public Safety Facilities, Schools, or Utilities. (LBCS F6210 and F6221)
- G. **Government Sign.** See “Sign, Government”.
- H. **Greenway.** Public open space owned and maintained by the Town which has been designated on the current edition of the officially adopted Trails and Greenways Plan (Appendix B).
- I. **Trails and Greenways Plan (Appendix B).** A plan, adopted by the Town Council illustrating current and future greenways and bike routes.
- J. **Ground Cover.** A prostrate plant growing less than two (2) feet in height at maturity that is grown for ornamental purposes and may help control erosion on slopes.
- K. **Group Care Facilities 3.1C(37)md.** A facility with support and supervisory personnel that provides room and board, personal care, and habilitation services in a group environment to more than six (6) resident persons with disabilities of whom one or more are unrelated. This category includes facilities licensed (in whole or in part) by the North Carolina Department of Health and Human Services. Examples include but are not limited to group dwellings (all ages), day treatment facilities, halfway houses, nursing homes, resident schools, resident facilities, skilled nursing, adult care homes, and foster or boarding homes. Such facility may also include the care of 6 or fewer persons who are not covered by the N.C.G.S. §160D-907 definition of a person with disabilities, but excludes housing services for the elderly as defined within this Ordinance.

15.10. “H” Definitions

- A. **Hazardous Material.** Any substance listed as such in. SARA Section 302 - Extremely Hazardous Substances; CERCLA Hazardous Substances; or Section 311 of the Clean Water Act (oil and hazardous substances).
- B. **Heavy Manufacturing.** See “Manufacturing, Heavy”.
- C. **Highest Adjacent Grade (HAG).** The highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.
- D. **Home Occupation 3.1C(42)gf.** An occupation or profession conducted within a dwelling unit by a residing family member that is incidental to the primary use of the dwelling as a residence. Home Occupations are small and quiet non-retail businesses generally invisible from the frontage, are seldom visited by clients, require little parking, have little or no signage, and have no more than one (1) employee who is not also a resident of the dwelling. They include but are not limited to, professional services, workshops, sewing, and music instruction. Home Occupations include Day

Care Homes where daytime care is provided to five (5) or fewer children who are not the legal wards or foster children of the attendant adult within an owner-occupied residence. Home occupations do not include those occupations such as vehicle repair, service or sales; animal services; theaters; massage; storage; manufacturing or fabrication.

- E. **Hospital 3.1C(7)de.** A health care facility the purpose of which is to provide for the care, treatment, testing for physical, emotional, or mental injury, illness, or disability, and overnight boarding of patients, either on a for-profit or not-for-profit basis; but not including group homes. (LBCS F6530 and S4110)
- F. **Hotels/Inns 3.1C(2)b.** Establishments providing lodging and short-term accommodations for travelers. They may offer a wide range of services including, overnight sleeping space, food services, convention hosting services, and/or laundry services. Entertainment and recreation activities may also be included. Extended-stay hotels are included in this category. (LBCS F1300 and F1330)
- G. **Housing Services for the Elderly 3.1C(1)hg.** Establishments that offer housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as provision of meals, monitoring of medication, personal care including bathing and dressing, housekeeping, laundry, medical services, and social and recreational activities.

15.11. “I” Definitions

- A. **Illuminance.** The amount of light (luminous flux incident) at a point on a surface (measured in lux or footcandles).
- B. **Impervious Surface.** Improvements including street pavement, driveways, gravel areas, buildings, and other structures which cover the soil surface and prevent infiltration of water into the soil.
- C. **Incidental Sign.** See “Sign, Incidental”.
- D. **Indirect Light.** See “Light, Indirect”.
- E. **Indoor Recreation Facilities.** See “Recreation Facilities, Indoor”.
- F. **Infill Lot.** See “Lot, Infill”.
- G. **Internal Street.** See “Street, Internal”.
- H. **Isolux Lighting Plan.** A demonstration or topographic map of light distribution over a given area.

15.12. “L” Definitions

- A. **Laboratory-Medical, Analytical, Research, & Development 3.1C(6)db.** A facility for testing, analysis, and/or research. Examples of this include medical labs, soils and materials testing labs, and forensic labs.
- B. **Lamp.** The component of a luminaire that produces the actual light (bulb or diode).
- C. **Lamp, Flood.** A form of lighting designed to direct its output in a specific direction with a reflector formed from the glass envelope of the lamp itself. Such lamps are so designated by the manufacturers and are typically used in residential outdoor area lighting.

- D. **Land Disturbing Activity.** Any use of the land by any person(s) in residential, industrial, educational, institutional, or commercial development, highway or road construction or maintenance, that results in a change in natural cover or topography that may cause or contribute to sedimentation.
- E. **Land Use Review Board (LURB).** The Town of Knightdale Land Use Review Board, an appointed board that serves as the Town’s Planning Board, the Community Appearance Commission and the Tree Board.
- F. **Landfill.** See Utility, Class 3.
- G. **Landscaping.** The act of changing, rearranging, or adding to a site’s original vegetation. It may include reshaping the land by moving the earth, as well as preserving the original vegetation or adding vegetation.
- H. **Laundry, Dry Cleaning Plant ~~3.1C(6)e~~.** A service establishment engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry-cleaning and garment pressing; commercial laundries; and linen supply. These facilities may include customer pick-up but do not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment.
- I. **Light, Flood, or Spot.** Any fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.
- J. **Light, Indirect.** Light that has been reflected or scattered off of other surfaces.
- K. **Light Manufacturing.** See “Manufacturing, Light”.
- L. **Light Trespass.** The portion of light from a luminaire that illuminates areas beyond the boundaries of the property on which the luminaire is located and measures above the permissible level regulated at the boundary line.
- M. **Live Performance Theater.** See “Theater, Live Performance”.
- N. **Live-Work Unit ~~3.1C(1)hi~~.** An attached residential building type with small commercial enterprises on the ground floor and a residential unit above or behind with a common tenant in both spaces (no dual occupancy is permitted).
- O. **Loading Area.** A vehicle accommodation area, separate and distinct from any parking area, that is delineated on a plan and used for the regular and intermittent loading and unloading of supplies, equipment, or materials.
- P. **Local Street.** See “Street, Local”.
- Q. **Logo.** A type of “copy” that is a design displayed on a sign. The design may incorporate insignia, symbols, characters, letters, words and figures in order to represent a good, identity, or service.
- R. **Lot.** A portion of a subdivision or a parcel of land intended as a unit for transfer of ownership, for development or both. The word "lot" includes the word "plot" or "parcel."
- S. **Lot, Corner.** A lot which has continuous frontage at two (2) intersecting streets.
- T. **Lot, Flag** (may also be known as a pipestem lot or panhandle lot). A lot which contains a relatively narrow strip that provides street access

- U. **Lot of Record.** A lot which is a part of a subdivision, a plat of which has been recorded in the office of the register of deeds of Wake County; or a lot described by metes and bounds, the description of which has been so recorded.
- V. **Lot, Infill.** A vacant parcel of land located within Old Town. The term “infill lot” shall include, but not be limited to, any lot zoned GR3, GR8 or UR12, and having frontage along any of the following streets. Second, Third, or Fourth avenues between Smithfield Road and Pine Street; First Avenue between Smithfield Road and Sixth Street; Maple, Main, Oakwood, and Pine streets; the segments of Park Avenue, Harper Street, or Ridge Street east of Smithfield Road; Sallinger, Hester, Jutson, House and Keith streets; and Robertson Street between First Avenue and Keith Street.
- W. **Lot, Nonconforming.** See “Nonconforming”.
- X. **Lot Width.** The distance between side lot lines measured at the building line
- Y. **Low Luminosity Lighting.** Lighting fixtures whose lumen output does not exceed 2,000 lumens.
- Z. **Low Voltage Lighting.** Lighting systems powered through a transformer such as a cable conductor that lowers the voltage supplied to the luminaires to 25 volts or less.
- AA. **Lowest Adjacent Grade (LAG).** The lowest elevation of the ground, sidewalk or patio slab immediately next to the building, or deck support, after completion of the building.
- BB. **Lowest Floor.** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.
- CC. **Lumen.** A unit of luminous flux. The total quantity of light emitted from a light source. For the purposes of this Ordinance, the lumen output values shall be the initial lumen output ratings of a lamp.
- DD. **Luminaire.** A complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.
- EE. **Lux.** A unit of illuminance. One (1) lux equals one (1) lumen per square meter. One (1) footcandle equals 10.76 lux (often rounded to 10 lux for ease of use).

15.13. “M” Definitions

- A. **Maintained Foot-Candle.** Illuminance of lighting fixtures adjusted for a maintenance factor accounting for dirt build-up and lamp output depreciation. The maintenance factor used in the design process to account for this depreciation cannot be lower than 0.72 for high-pressure sodium and 0.64 for metal halide and mercury vapor.
- B. **Manufactured Housing 3.1C(1)j.** A dwelling unit, other than a modular home, fabricated in an off-site manufacturing facility for installation or assembly on the building site, which bears a seal certifying that it was built to the standard adopted pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Sec 5401 et seq., which is placed upon a permanent foundation which meets the installation and foundation requirements adopted by the

N.C. Commissioner of Insurance, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. (LBCS S1150)

- C. **Manufacturing, Light 3.1C(6)de.** A non-residential use that requires a National Pollutant Discharge Elimination System (NPDES) permit for an industrial or stormwater discharge or involves the use or storage of any hazardous materials or substances or that is used for the purpose of manufacturing, assembling, finishing, cleaning, or developing any product or commodity. Facilities are typically designed to look and generate impacts like a typical office building but rely on special power, water, or waste disposal systems for operation. Noise, odor, dust, and glare of each operation are completely confined within an enclosed building, insofar as practical. (LBCS S2613)
- D. **Manufacturing, Neighborhood 3.1C(6)ef.** The assembly, fabrication, production, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and are visually undifferentiated from an office building. This includes, but is not limited to, medical and testing laboratories, small woodworking shops, craftsman shops, and artisan shops. This use shall not include those that require frequent deliveries by truck with more than two (2) axles. (LBCS S2610)
- E. **Manufacturing, Heavy 3.1C(6)gf.** A non-residential use that requires a NPDES permit for an industrial or stormwater discharge or involves the use or storage of any hazardous materials or substances or that is used for the purpose of manufacturing, assembling, finishing, cleaning, or developing any product or commodity. Typically, the uses are the largest facilities in a community and have complex operations, some of which may be continuous (24 hours a day/7 days per week). (LBCS S2620)
- F. **Map Repository.** The location of the official flood hazard data to be applied for floodplain management. It is a central location in which flood data is stored and managed; in North Carolina, FEMA has recognized that the application of digital flood hazard data products have the same authority as hard copy products. Therefore, the NCEM's Floodplain Mapping Program websites house current and historical flood hazard data. For effective flood hazard data the NC FRIS website (<http://FRIS.NC.GOV/FRIS>) is the map repository, and for historical flood hazard data the FloodNC website (<http://FLOODNC.GOV/NCFLOOD>) is the map repository.
- G. **Marquee.** See “Sign, Marquee”.
- H. **Media Production 3.1C(6)hg.** Facilities for motion picture, television, video, sound, computer, and other communications media production. These facilities include the following types:
 - 1. Back lots/outdoor facilities;
 - 2. Indoor support facilities
 - 3. Soundstages. Warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops. (LBCS F4212, F4220, F4231 and F4232)
- I. **Medical Cannabis Center 3.1C(4)g.** A facility owned and operated by a supplier that possesses and dispenses cannabis and cannabis-infused products to registry identification cardholders for human consumption.

- ~~I. **Medical Services – Doctor Office 3.1C(3)n.** These establishments include physician offices, dentists, chiropractors, optometrists, etc. (LBCS F6511)~~
- J. **Medical Services – Outpatient/Urgent Care Center 3.1C(3)em.** Ambulatory or outpatient care establishments offer health care services directly to patients without providing inpatient services. Such facilities also include outpatient family planning services; laboratories that provide analytic or diagnostic services, and other services, such as medical imaging, and forensics; and blood and organ banks. (LBCS F6510, F6512, F6513 and F6514) [Use also includes physician offices, dentists, chiropractors, optometrists, etc. \(LBCS F6511\)](#)
- K. **Meeting Facilities 3.1C(5)g.** Meeting/conference facilities that include room(s) or space(s) used for assembly purposes by 50 or more persons including fraternal halls (VFW lodges, etc) and banquet facilities. (LBCS S3800)
- L. **Metal Products Fabrication, Machine or Welding Shop 3.1C(6)hi.** An establishment engaged in the production and/or assembly of metal parts, including the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work forgings and stampings, hardware and tools, plumbing fixtures and products, tanks, towers, and similar products. Examples of these include:
1. Blacksmith and welding shops
 2. Plating, stripping, and coating shops
 3. Sheet metal shops
 4. Machine shops and boiler shops (LBCS F3340 and F3350)
- M. **Microbrewery 3.1C(4)b.** A facility that produces less than 25,000 barrels of beer per year and sells the majority of the beer it produces for off-site resale and consumption. The development may include other uses such as a standard restaurant or bar as otherwise permitted in the zoning district.
- N. **Mini-Warehouses 3.1C(6)ij.** A building containing separate enclosed storage spaces of varying sizes leased or rented on an individual basis. (LBCS F2710 and F2720)
- O. **Monument Sign.** See “Sign, Monument”.
- P. **Movie Theater.** See “Theater, Movie”.
- Q. **Multi-use Path.** A pathway, often found in conjunction with a greenway, usually intended for the use of bicycles, pedestrians, and other non-motorized means of conveyance. Usually a 10- to 12-foot wide (for two-way travel) paved surface or a surface graded with a material suitable for the types of users.
- R. **Mural.** A painting on a building wall with any commercial copy limited to no more than 10 percent (10%) of the façade area.

15.14. “N” Definitions

- A. **Nadir.** The point directly below the luminaire.
- B. **Neighborhood Manufacturing.** See “Manufacturing, Neighborhood”.

- C. **Neighborhood Retail/Restaurant 3.1C(4)eh.** A “General Retail” or “Restaurant” use that is of a size of 2,000 square feet or less. (LBCS F2100, F2510, F2520 and F2530)
- D. **Neighborhood Sign.** See “Sign, Neighborhood/Campus Entrance”.
- E. **Neuse River Buffer (NRB).** An area of natural or planted vegetation through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the normal pool elevation of impounded structures and from the bank of each side of streams or rivers.
- F. **New Construction.** Structures for which the “start of construction” commenced on or after the effective date of the initial floodplain management regulations and includes any subsequent improvements to such structures.
- G. **Nightclub 3.1.C(4)hi.** A business that operates primarily in the evening hours that principally provides entertainment such as live music, and/or dancing, comedy, etc.
- H. **Nonconforming.** A lot, structure (including buildings, wireless telecommunication towers, manufactured homes), sign, plan, street frontage, landscaping, screening, lighting, or use of land or structure, which does not meet the regulations and requirements of this Ordinance (either by adoption of this Ordinance or a subsequent amendment) but was lawful at the date on which it was established or became lawful at some later date.
- I. **Non-Cutoff Fixture.** See “Fixture, Non-Cutoff”.
- J. **Non-Encroachment Area.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot as designated in the FIS report.
- K. **Non-Residential Use.** See “Use, Non-Residential”.

15.15. “O” Definitions

- A. **Official Maps or Plans.** Any map or plan officially adopted by the Town Council as a guide for the development of the Town, its ETJ or its Urban Service Area as so designated by Wake County.
- B. **Off-Premise Directional Sign.** See “Sign, Off-Premise Directional”.
- C. **Off-Premise Sign.** See “Sign, Off-Premise”.
- D. **On-Premise Sign.** See “Sign, On-Premise”.
- E. **Ornamental Tree.** See “Tree, Understory”.
- F. **Outdoor Display Area.** The portion of a commercial establishment identified for the outdoor display and sale of items such as heavy equipment, recreational vehicles, automobiles, manufactured homes, and building materials.
- G. **Outdoor Animal Boarding/Equestrian Facilities 3.1C(3)ne.** A use or outdoor structure such as a kennel or run intended and used for the breeding or accommodation of small domestic animals for sale or for the training or overnight boarding of animals for persons other than the owner of the lot, but not including a veterinary clinic in which the overnight boarding of animals is necessary for or accessory to the testing and medical treatment of the physical disorders of animals. This use also

includes equestrian-related leisure activities including riding, mounting, horsemanship, and equestrian games, such as polo, hurdles, dressage training and show jumping; as well as the facilities for maintaining stables, feeding, caring, and housing horses. (LBCS F2700 and LBCS A7120)

- H. **Outdoor Lighting.** The nighttime illumination of an outdoor area or object by any man-made device located outdoors that produces light by any means.
- I. **Outdoor Recreation Facilities.** See “Recreation Facilities, Outdoor”. **Outparcel.** A parcel of land designated on an approved commercial group development site plan or determined as such by the Land Use Administrator. An outparcel shall be secondary in nature to the primary commercial development. It shall contain a single building and be independent of the total development in that its parking requirement for the use meets the standard set forth in Section 10.3 and its driveways, walkways, landscaping, and lighting are also unique to the building on the site.
- J. **Overlay District.** A set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying district. Developments within the overlay district must conform to the requirements of both zones or the more restrictive of the two. It usually is employed to deal with special physical characteristics such as flood plains or steeply sloping areas, but it has other applications as well.

15.16. “P” Definitions

- A. **Park and Ride Spaces.** A parking lot and/or spaces designated for drivers to leave their cars and use mass transit facilities beginning, terminating, or stopping within immediate walking distance of the park and ride facility.
- B. **Parkway.** A street bounded on one (1) side by structures and on the other by a greenway, park, or open space.
- C. **Pedestrian Walkway.** A separate, delineated, and protected path for the safe movement of pedestrians between sites or within a given site, including but not limited to sidewalks, crosswalks, multi-use paths, arcades, and pedestrian bridges.
- D. **Permeable Surface.** Although considered by this ordinance as an “Impervious Surface”, permeable surfaces possess a characteristic that allows the movement of some water and/or air around the surface material to infiltrate sub-surface areas such as a series of concrete pavers.
- E. **Permitted Use.** See “Use, Permitted”.
- F. **Person with Disabilities.** A person with a temporary or permanent physical, emotional, or mental disability including but not limited to mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including mentally ill persons who are dangerous to others as defined in (N.C.G.S. §160D-907).
- G. **Personal Services 3.1C(3)po.** These establishments offer a wide range of personal services. Uses include but are not limited to tailor/seamstress shops, nail salons, hair salons, barbershops, and tanning salons; which may include permanent makeup tattooing (color enhancement of eyebrows, eyeliner, and lips) as an ancillary use. This definition does not allow tattooing of the body except as identified herein for permanent makeup. (LBCS F2600)

- H. **Pilaster.** For the purposes of façade articulation (Section 6.4(G)), a decorative feature that imitates engaged piers but is not a supporting structure. May be a rectangular or semi-circular projection of at least 12 inches in width and a minimum 1.4 projection to width ratio and typically contains a base, shaft, and capital.
- I. **Planned Development District.** A zoning designation, functioning as a floating overlay district, that may be applied for by a developer as part of a re-zoning request (Section 12.2(3)(g)). These districts establish their own uses (Section 3.1C) but are otherwise subject to the requirements and regulations of the underlying district as well as any additional standards enumerated for them.
- J. **Planting Area.** The area prepared for the purpose of accommodating the planting of trees, shrubs, and groundcovers.
- K. **Point-by-Point Footcandle Grid.** A graphical representation of points placed onto a grid or layout where each point identifies the amount of luminance (light) in footcandles or lux (one-tenth of a footcandle). The spacing between points can vary depending on the size of the area to be lighted. For many typical outdoor layouts, a 10' x 10' spacing grid layout is used. Larger areas may utilize a 15' or 20' grid spacing. This type layout can also indicate luminance or reflected light instead of luminance.
- L. **Pole Sign.** See “Sign, Pole”.
- M. **Porous Surface.** Although considered by this ordinance as an impervious surface, porous surfaces possess a characteristic that allows the movement of some water and/or air through the surface material to infiltrate sub-surface areas such as porous asphalt or concrete.
- N. **Portable Sign.** See “Sign, Portable”.
- O. **Post-FIRM.** Construction or other development for which the start of construction occurred on or after the effective date of the initial Flood Insurance Rate Map.
- P. **Post-Mounted Fixtures.** See “Fixtures, Post-Mounted”.
- Q. **Post Office 3.1C(3)^{ep}.** Establishments conducting operations of the United States Postal Service. (LBCS F4170).
- R. **Pre-FIRM.** Construction or other development for which the start of construction occurred before the effective date of the initial Flood Insurance Rate Map.
- S. **Preliminary Plat.** A draft plat used to determine if the proposed development is in general conformance with Town standards and ordinances.
- T. **Primary Façade.** The building façade that shares a frontage line with a street or square. In cases where a building fronts on more than one street or square, the primary façade will be determined by the Land Use Administrator.
- U. **Principal Building.** See Building, Principal.
- V. **Principal Structure.** See Structure, Principal.
- W. **Private Street.** See “Street, Private”.
- X. **Professional Services 3.1C(3)^q.** Services provided that make available the knowledge and skills of their employees to sell expertise and perform professional and technical services to others such as

legal services; accounting, tax, bookkeeping, and payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services; advertising, media, and photography services; real estate services; investment banking, securities, brokerages; and insurance-related services (LBCS F2230, F2240, F2300, and F2410-2417).

Y. **Projecting Sign.** See “Sign, Projecting”.

Z. **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.

AA. **Property Identification Sign.** See “Sign, Property Identification”.

BB. **Protected Area.** The area adjoining and upstream of the critical area in a WS-IV water supply in which protection measures are required. The boundaries of the protected areas are defined as extending five (5) miles upstream and draining to water supply reservoirs (measured from the normal pool elevation) to the ridge line of the watershed (whichever comes first); or 10 miles upstream and draining to the intake located directly in the stream or river (run-of-the-river), or to the ridge line of the watershed (whichever comes first).

CC. **Public Safety Facility 3.1C(7)fe.** A facility operated by a public agency including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including incarceration facilities. (LBCS F6222 and F6400)

DD. **Public Street.** See “Street, Public”.

15.17. “Q” Definitions

A. **Quarrying and Stone Cutting 3.1C(6)kj.** This category comprises establishments that dredge, quarry, mine, or develop the mine site for crushed and broken stones, sand, gravel, mining clay (e.g., china clay, paper clay, and slip clay), or other stones and nonmetallic minerals. Broken and crushed stones include granite and related rocks, such as gneiss, syenite, and diorite; and other stones (except dimension stone and limestone.) Establishments that mine or quarry bituminous limestone and bituminous sandstone are included in this category. Also included are preparation plants that beneficiate stones (e.g., by grinding and pulverizing); and that beneficiate gravel, clay, and ceramic and refractory minerals (e.g., by washing, screening, and grinding.) (LBCS F8400 and F8500).

15.18. “R” Definitions

A. **Real Estate Sign.** See “Sign, Real Estate”.

B. **Rear Yard.** See “Yard, Rear”.

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

D. **Recreation Facilities, Indoor 3.1C(5)h.** Uses or structures for active recreation including gymnasiums, natatoriums, athletic equipment, indoor running tracks, climbing facilities, court facilities, and their customary accessory uses. This definition is inclusive of both non-profit and for-profit operations but exclusive of government services.

- E. **Recreation Facilities, Outdoor 3.1C(5)i.** Parks and other open space used for active or passive recreation such as ball fields, playgrounds, greenway trails, tennis courts, riding stables, campgrounds, and golf courses and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses, pools, restrooms, and picnic shelters. This definition is inclusive of both non-profit and for-profit operations, but exclusive of government services.
- F. **Religious Institution 3.1C(7)g.** Any facility such as a church, temple, monastery, synagogues, or mosque used for worship by a non-profit organization and their customary related uses for education (pre-schools, religious education, etc.), recreation (gymnasiums, activity rooms, ball fields, etc.), housing (rectory, parsonage, elderly or disabled housing, etc.) and accessory uses such as cemeteries, mausoleums, soup kitchens, and bookstores. (LBCS F6600 and S3500)
- G. **Required Yard Area.** That space between the required yard setback lines and the lot lines from which the required yard setbacks are measured.
- H. **Research and Development (R&D) 3.1C(6)h.** A facility for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical, and biotechnology research and development. (LBCS F2416)
- I. **Residential Development.** Buildings for residence such as attached and detached single-family dwellings, apartment complexes, condominiums, townhouses, cottages, etc. and their associated outbuildings such as garages, storage buildings, gazebos, etc. and customary home occupations.
- J. **Residential Use.** See “Use, Residential”.
- K. **Restaurant 3.1C(4)i.** A retail business selling ready-to-eat food and/or beverages for on or off-premise consumption. Customers may be served from an ordering counter (i.e. cafeteria or limited service restaurant); at their tables (full-service restaurant); and, at exclusively pedestrian-oriented facilities that serve from a walk-up ordering counter (snack and/or nonalcoholic bars). May also include no more than three (3) non-server based, non-internet connected sweepstakes center games as a customary accessory use for those restaurant establishments maintaining an “on-premises” retail ABC permit. For sizes 2,000 square feet or less, also see “Neighborhood Retail/Restaurant” (LBCS F2510, F2520, and F2530)
- L. **Rezoning.** See “Zoning Amendment”.
- M. **Right-of-Way.** A strip of land whose legal title has been offered for public access and is occupied or intended to be occupied by a travelway and is also available, with the consent of the appropriate governmental agency, for installation and maintenance of traffic control devices, regulatory and information signs, water lines, sanitary sewer lines, storm sewer lines, gas lines, power lines, and communication lines.
- N. **Roof Sign.** See “Sign, Roof”.

15.19. “S” Definitions

- A. **SA Waters.** The highest classification of estuarine and marine waters. This classification is applied to waters that are outstanding natural resources and that should be preserved because of their

ecological, social, scenic, economic or recreational importance. No domestic discharges are permitted in these waters.

- B. **Sandwich Board Sign.** See “Sign, Sandwich Board”.
- C. **School, Elementary & Secondary 3.1C(7)hg.** A public or private institution for education or learning, including associated athletic or recreational facilities, which does not include lodging. This institution includes any school licensed by the state and that meets the state requirements for elementary and secondary education. (LBCS F6100)
- D. **School, Vocational/Technical 3.1C(7)ih.** A public or private institution for education or learning, including associated athletic or recreational facilities, which does not include lodging. These schools offer vocational and technical training in a variety of technical subjects and trades. Training may lead to job-specific certification. (LBCS F6100 and F6140)
- E. **Seasonal Lighting.** Holiday/temporary lighting displays that are utilized less than a total of 60 days in any one year.
- F. **Secondary School.** See “School, Elementary & Secondary”.
- G. **Sediment.** Solid particulate matter, both mineral and organic, that has been or is being transported by water, air, gravity, or ice from its site of origin.
- H. **Sedimentation.** The process by which sediment resulting from accelerated erosion has been or is being transported off the site of the land-disturbing activity or into a lake or natural water course.
- I. **Setback.** A line parallel to the property line in front of which no structure shall be erected.
- J. **Sharrow.** A shared lane marking that assists bicycles with lateral positioning within a travel lane as identified by the most recent Manual on Uniform Traffic Control Devices.
- K. **Shield.** A device that is attached onto a fixture or inserted into a luminaire to alter the direction of light being emitted.
- L. **Shopping Center-Community Center 3.1C(4)jk.** Usually configured as a strip center. Sizes vary from 100,000 to 350,000 square feet on sites ranging in size from 10 to 40 acres and have a three (3) to six (6) mile primary trade area radius. Serves a wider market than neighborhood and also offers wider range of goods, especially apparel goods. Anchors include supermarkets, super drug stores, and discount department stores. Some centers may also contain off-price retail stores selling toys, electronics, sporting goods, and home improvement and furnishings. (LBCS S2520)
- M. **Shopping-Neighborhood Center 3.1C(4)kl.** Sizes vary from 30,000 to 150,000 square feet on sites ranging from three (3) to 15 acres, and have a three (3) mile primary trade area radius. Typically serves immediate neighborhood with convenience shopping. Often anchored by a supermarket or drugstore. (LBCS S2510)
- N. **Shrub.** An upright plant growing one (1) to 20 feet in height at maturity that is planted for ornamental or screening purposes.
- O. **Side Yard.** See “Yard, Side”.
- P. **Sight Triangle.** A triangular area formed by the intersection of the projected street lines (right-of-way lines) and a straight line connecting points on said street lines at distances specified by AASHTO

guidelines, or in the absence of such guidelines, at a minimum distance of 25 feet along each street line from the point of intersection.

- Q. **Sign.** Any form of publicity or advertising which is visible from any public way, directing attention to an individual, business, commodity, service, activity, or product, by means of words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, trade names or trademarks, or other pictorial matter designed to convey such information and displayed by means of paint, bills, posters, panels, or other devices erected on an open framework, or attached or otherwise applied to stakes, posts, poles, trees, buildings, or other structures or supports.
- R. **Sign, Animated.** A sign depicting action, motion, light or color changes through electrical or mechanical means, as well as those with flashing or reflective disks, flashing lights, lights with changing degrees of intensity.
- S. **Sign, Awning.** A type of wall sign that is printed on or similarly attached to a window or door awning, or mounted on top of and supported by a window or door canopy (See “Marquee”).
- T. **Sign, Banner.** A sign of a business or organization which is temporary in nature and not part of its normal activities. Such a sign shall be limited to business events such as grand openings, going-out-of-business sales, promotions, liquidations and sales; as well as fund-raising membership drives or events of civic, philanthropic, educational, religious and other non-profit organizations.
- U. **Sign, Construction Identification.** A sign giving the name of names of building owners, architects, engineers, and/or lending institutions and principal contractors responsible for construction on the site where the sign is placed, together with other appropriate development information included thereon.
- V. **Sign, Election.** A sign advertising a candidate or an issue that is to be decided in an upcoming election or referendum.
- W. **Sign, Flashing.** See “Sign, Animated”.
- X. **Sign, Government.** A sign posted by a local, state or federal agency, including, but not limited to, regulatory signs, welcome signs, seasonal signs, legal notices, identification signs, informational signs and traffic control signs.
- Y. **Sign, Incidental.** A sign which carries no advertising message, is clearly incidental to other major signs on site, and is used to do one or more of the following:
 - 1. Direct certain activities to certain areas; e.g., handicapped parking.
 - 2. Prohibit the parking of unauthorized vehicles.
 - 3. Provide other incidental information.
- Z. **Sign, Marquee.** A type of wall sign mounted to the top of a canopy, but not extending above the roof line. The area of a marquee is calculated independently of other wall signs, but is counted against the total wall signage area permitted.
- AA. **Sign, Monument.** Any monolithic sign in which the bottom (base) of the sign is flush with the ground, and the base itself is at least 10 percent (10%) larger, in both width and depth, than the body of the sign.

- BB. **Sign, Neighborhood/Campus Entrance.** A sign for a subdivision, group housing project, or a school, college, building, park, church, or other public or quasi-public facility, bearing information pertaining only to the premises on which such sign is located and not of a commercial nature.
- CC. **Sign, Nonconforming.** See “Nonconforming”.
- DD. **Sign, Off-Premise.** Any sign or structure, pictorial or otherwise, regardless of size or shape, which directs attention to a business, commodity, attraction, profession, service, or entertainment conducted, offered, sold, manufactured, existing, or provided at a location other than on the premises where the sign is located or to which it is affixed.
- EE. **Sign, Off-Premise Directional.** A real estate sign containing limited information pertaining to the consumer’s ability to locate the facility for sale, rent, lease or development.
- FF. **Sign, On-Premise.** Any sign or structure, pictorial or otherwise, regardless of size or shape, which directs attention to a business, commodity, attraction, profession, service, or entertainment conducted, offered, sold, manufactured, existing, or provided at a location on the premises where the sign is located or to which it is affixed.
- GG. **Sign, Pole.** A free-standing sign with a visible support structure such as a pole(s) or pylon, or with a support structure hidden by a pole cover.
- HH. **Sign, Portable.** A sign designed or intended to be relocated from time to time, whether or not it is permanently attached to a building or structure, or is located on the ground. The term includes signs on wheels or on portable structures, such as tent signs, A-frame, or T-shaped signs and similar devices, and airborne signs.
- II. **Sign, Projecting.** A specific type of wall sign which extends outward for more than 12 inches from the facade of any building, but does not extend above the soffit, parapet or eave line of the building to which it is rigidly affixed.
- JJ. **Sign, Property Identification.** A sign bearing information pertaining only to the premises on which such sign is located (property identification/address numbers, post office box numbers, names of occupants, etc.) and not of a commercial nature.
- KK. **Sign, Real Estate.** A sign located on the premises and offering the premises for sale, rent or lease.
- LL. **Sign, Roof.** A sign erected, constructed, placed, or maintained upon the roof of any building.
- MM. **Sign, Sandwich Board.** A portable A-frame sign constructed with two faces which rest on the ground at an angle less than 45 degrees to each other.
- NN. **Sign, Special Event.** A sign of a business or organization which is not part of its normal activities. Such a sign shall be limited to a business “Grand Opening” or “Going Out of Business Sale,” as well as fund-raising membership drives or events of civic, philanthropic, educational, or religious organizations.
- OO. **Sign, Temporary.** A sign not permanently mounted or otherwise requiring the issuance of a permit in accordance with this Ordinance displayed for a short period of time in connection with a circumstance, situation, or event that is designed or intended to occur or to be completed within a defined time period.
- PP. **Sign, Under Awning.** A sign which is suspended from the under-side of a canopy or awning.

- QQ. **Sign, Wall.** A sign erected parallel to and extending not more than 12 inches from the facade of any building or yard wall (Section 7.6) to which it is attached, and supported throughout its entire length by the building or yard wall face. It may not extend above the roof line. This type is also known as a flat sign or flat wall sign.
- RR. **Sign, Window.** A sign placed or painted on the interior or exterior of a building’s glass windows or doors.
- SS. **Sign Face.** The part of the sign that is or can be used to identify, advertise or communicate information; or is used for visual representation which attracts the attention of the public for any purpose. Sign face includes any background material, panel, trim, color and direct or self-illumination used that differentiates that sign from the building, structure, backdrop, surface or object upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face provided that no identifying/advertising message, symbol or any of the aforementioned sign face criteria are displayed on or designed as part of the sign structure, whether structurally necessary or not.
- TT. **Site Plan.** A diagram to scale showing the development plans for a project.
- ~~UU.~~ **Solar Energy Collection 3.1C(9)g-h.** The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems that are accessory to a principal use. Such systems include, but are not limited to, ground-mounted, roof-mounted, building-mounted, and building-integrated solar energy collection systems.
- ~~VV.~~ **Special Event Sign.** See “Sign, Special Event”.
- ~~WW.~~ **Special Flood Hazard Area.** The land in the floodplain subject to a one percent (1%) or greater chance of being flooded in any given year based on current conditions hydrology, as determined in Section 6.5C(1) of this ordinance.
- ~~XX.~~ **Special Use.** See “Use, Special”.
- ~~YY.~~ **Specimen Tree.** See “Tree, Specimen”.
- ~~ZZ.~~ **Spot Light.** See “Light, Flood or Spot”.
- ~~AAA.~~ **Standard Brick.** A brick that is eight (8) inches in length, two and one quarter (2¼) inches in height and three and three quarter (3¾) inches in depth.
- ~~BBB.~~ **Storage-Outdoor Storage Yard 3.1C(6)m.** The open storage of various materials outside of a structure other than fencing, as a principal use.
- ~~CCC.~~ **Storage-Warehouse, Indoor Storage 3.1C(6)n.** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public; warehouse facilities primarily used for wholesaling and distribution; or terminal facilities for handling freight. (LBCS F3600)
- ~~DDD.~~ **Stormwater Runoff.** The direct runoff of water resulting from precipitation in any form.
- ~~EEE.~~ **Stream.** A watercourse that collects surface runoff.

~~EEE.FFF.~~ Street. A dedicated and accepted public right-of-way for vehicular traffic which affords the principal means of access to abutting properties.

~~FFF.GGG.~~ Street, Cul-de-Sac. A short local street having one end open to traffic and the other end permanently terminated by a vehicular turnaround.

~~GGG.HHH.~~ Street, Internal. In the MI District, any road or road segment that is not an arterial or collector as identified in Appendix A or B of the UDO, is not a through street with connectivity to a neighboring site, and is completely inside (not on the perimeter of) a proposed manufacturing and industrial development.

~~HHH.III.~~ Street, Local. A street whose primary function is to provide access to abutting properties.

~~HH.III.~~ Street, Private. A vehicular travelway not dedicated or offered for dedication as a public street but resembling a cul-de-sac or a local street and providing the principal means of access to abutting properties or buildings.

~~HH.KKK.~~ Street, Public. A dedicated and accepted public right-of-way for vehicular traffic. In the town limits, a public street shall be maintained by the Town of Knightdale or NCDOT. In the Town’s extraterritorial jurisdiction, a public street shall be designed and constructed to NCDOT standards, and may, or may not, have been accepted for state maintenance.

~~KKK.LLL.~~ Street Frontage. That portion of a single lot directly abutting a public right-of-way or private street.

~~LLL.MMM.~~ Street Tree. See “Tree, Street”.

~~MMM.NNN.~~ Structure. Anything constructed or erected, the use of which requires more or less permanent location on the ground or which is attached to something having more or less permanent location on the ground.

~~NNN.OOO.~~ Structure, Accessory. A detached, subordinate structure, the use of which is customarily incidental to that of the principal structure and which is located on the same lot as the principal structure.

~~OOO.PPP.~~ Structure, Nonconforming. See “Nonconforming”.

~~PPP.QQQ.~~ Structure, Principal. A structure in which the principal use(s) of the associated lot, on which said structure is situated, is conducted.

~~QQQ.RRR.~~ Stucco. An exterior finishing system composed of Portland cement, lime and sand that is sprayed or hand applied in three (3) layers, the first layer being applied to a wire/metal lath, and the third layer sometimes containing an acrylic base.

~~RRR.SSS.~~ Studio-Art, Dance, Martial Arts, Music, etc. 3.1C(3)rs. Small facilities, typically accommodating one (1) group of students at a time, in no more than one (1) instructional space. These establishments may include. individual and group instruction and training in the arts; production rehearsal photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics, yoga, and similar instruction; and aerobics and gymnastics studios with no other fitness facilities or equipment.

~~SSS.TTT.~~ Subdivider. Any person, firm or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.

~~TTT.UUU.~~ **Subdivision.** A "subdivision" shall include all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions when any one or more of those divisions is created for the purposes of sale or building development (whether immediate or future) and shall include all division of land involving the dedication of a new street or a change in existing streets.

~~UUU.VVV.~~ **Sweepstakes Center 3.1C(4)m.** A business enterprise, whether principal or accessory (except where expressly permitted as a customary accessory use and according to the qualifying conditions laid out by the use definitions within this Chapter—see “Amusements, Indoor”, “Bar/Tavern/ Nightclub” and “Restaurant”), where persons may play games on on-site machines/ terminals/computers that reveal the results of sweepstakes or similar contests associated with the on-site purchase of internet time, phone time, office supply or other retail good; and where redeemable cash sweepstakes awards (government issued coins and bills in hand) in amounts of 10 dollars (\$10.00) or more may be received. This definition does not apply to any game or process prohibited by NCGS §§ 14-304 through 14-309 or to any game regulated by the North Carolina Education Lottery Commission.

15.20. “T” Definitions

- A. **Tasting Room 3.1C(4)n.** A principal use which serves and sells products solely produced by an off-site brewery, winery, or distillery under the same ownership.
- B. **Tattoo.** An indelible mark, figure or decorative design introduced by insertions of dyes or pigments into or under the subcutaneous portion of the skin or by the production of scars upon the body of a live human being.
- C. **Tattoo Shop 3.1C(3)s.** An establishment which is engaged to any extent in providing tattoos to customers beyond that permitted as permanent makeup within the definition of Personal Services.
- D. **Temporary Sign.** See “Sign, Temporary”.
- E. **Theater, Live Performance 3.1C(5)j.** Includes concert halls and other structures with fixed seats arranged on a sloped or stepped floor; may seat 300 to 3,000 people. (LBCS S3110)
- F. **Theater, Movie 3.1C(5)k.** A specialized theater for showing movies or motion pictures on a projection screen. This category also includes cineplexes and megaplexes, complex structures with multiple movie theaters, each theater capable of an independent performance. (LBCS S3120)
- G. **Town.** The Town of Knightdale, North Carolina.
- H. **Town Council.** Town Council of the Town of Knightdale, North Carolina.
- I. **Townhouse.** A building type consisting of units attached to one another in which each unit is located on an individually owned parcel, generally within a development containing drives, walks and open space in common areas.
- J. **Tract.** A lot, or contiguous group of lots in single ownership or under single control, and usually considered a unit for purposes of development.
- K. **Transit, Road and Ground Passenger Services 3.1C(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 F4130 and S3900)

- L. **Tree, Specimen.** Any healthy, existing tree over 12 inches DBH found in a field or open grown condition, or along the edge of a forest stand or tree stand and displaying the root zone, canopy, and structure characteristic of the particular species, excluding Sweet Gum, Catalpa, Wild Cherry, Wild Elm, Princess, Hackberry and Tree-of-Heaven.
- M. **Tree, Street.** A tree planted along the street, within a public right-of-way or public easement, and usually in a planting strip or tree well.
- N. **Tree, Understory.** A deciduous or evergreen tree or shrub planted primarily for its ornamental value or for screening purposes. Also known as an ornamental tree.

15.21. “U” Definitions

- A. **Under Awning Sign.** See “Sign, Under Awning”.
- B. **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 DRC, or any articulations such as pilasters, projections, recesses or other vertical architectural elements as may be approved by the DRC.
- C. **Uplight.** The portion of luminous flux (light) from a luminaire emitted at angles above the horizontal.
- D. **Use, Change of.** See “Change of Use”.
- E. **Use, Nonconforming.** See “Nonconforming”.
- F. **Use, Non-Residential.** All uses not expressly included under the definition of “Use, Residential”. For the purposes of watershed or flood protection. All development other than residential development, agriculture and silviculture.
- G. **Use, Permitted.** A use permitted in a given district as a permitted use and so authorized by being listed, or referenced as a permitted use, by district, in Section 3.1(C)(1).
- H. **Use, Residential.** All uses under Section 3.1(C)(1), including single-family dwellings, duplexes, multifamily dwellings, secondary dwellings, family care homes, live-work units, manufactured home dwellings, home occupations, housing services for the elderly, along with any accessory buildings and structures thereof.
- I. **Use, Special.** A use permitted in a given district as a special use to be approved only by the Knightdale Town Council and so authorized by being listed as such in Chapter 3, Base District Specific Standards. If property exists such that an existing use which was previously allowed by right would be allowed only as a special use, that use shall become nonconforming unless and until a special use permit is issued.
- J. **Utilities.** Publicly or privately owned facilities or systems for the distribution of gas, electricity, steam, or water, the collection and disposal of sewage or refuse; the transmission of communications; of similar functions necessary for the provision of public services. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not utilities, provided no transmitter or antenna tower exceed 180 feet in height. Utilities are divided into three (3) classes:

1. Class 1 - 3.1C(8)e. Transmission lines (above and below ground) including electrical, natural, gas, and water distribution lines; pumping stations, lift stations, and telephone switching facilities (to 200 sq. ft).
2. Class 2 - 3.1C(8)e. Elevated water storage tanks; package treatment plants, telephone switching facilities (over 200 sq. ft), substations, or other similar facilities in connection with telephone, electric, steam, and water facilities.
3. Class 3 - 3.1C(8)f. Generation, production, or treatment facilities such as power plants, water and sewage plants, and landfills.

K. **Utility Easement.** See “Easement, Utility”.

15.22. “V” Definitions

~~A.~~ **Vape, Tobacco, & CBD Store.** A retail establishment primarily dedicated towards the sale of tobacco, tobacco related products, vaping related products, cannabidiol/cannabis/hemp products, or cannabidiol/cannabis/hemp related products, or similar inhaled products and devices.

~~A.B.~~ **Variance.** An authorization granted by the BOA to vary or modify any of the regulations or provisions of the UDO, apart from the list of permitted uses established in Section 3.1(C), so that the spirit of the UDO shall be observed, public safety and welfare secured, and substantial justice done; only when practical difficulties or unnecessary hardships would result from carrying out the strict letter of the UDO.

~~B.C.~~ **Vehicle Accommodation Area.** Any portion of a lot that is used by vehicles for access, circulation, parking, storage, stacking while awaiting services, loading and unloading.

~~C.D.~~ **Vehicle/Heavy Equipment Sales 3.1C(4)mo.** Establishments which may have showrooms or open lots for selling vehicles or heavy equipment. May include dealers for light trucks, buses, trucks, mobile homes, bicycles, motorcycles, ATVs, or boat and marine craft dealers. (LBCS F2110, F2111, F2112, F2113 and F2114)

~~D.E.~~ **Vehicle Services – Maintenance/Body Work/Repair 3.1C(3)t.** The repair, servicing, alteration, restoration, towing painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This includes major repair and body work which encompasses towing, collision repair, other body work and painting services, and tire recapping.

~~E.F.~~ **Vehicular Canopy.** A roofed, open, drive-through structure designed to provide temporary shelter for vehicles and their occupants while making use of a businesses’ services.

~~F.G.~~ **Vested Right.** The right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan.

~~G.H.~~ **Vocational/Technical School.** See “School, Vocational/Technical”.

15.23. “W” Definitions

A. **Wall Art.** See “Mural”.

- B. **Wall Sign.** See “Sign, Wall”.
- C. **Water Surface Elevation.** The height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
- D. **Watercourse.** A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.
- E. **Watershed.** The entire land area contributing surface drainage to a specific point (e.g. the water supply intake.)
- F. **Wetlands.** Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, under normal conditions, a prevalence of vegetation typically adapted for life in saturated soil conditions.
- G. **Wholesaling and Distribution 3.1C(6)no.** Establishments engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include:
 - 1. Agents, merchandise or commodity brokers, and commission merchants;
 - 2. Assemblers, buyers and associations engaged in the cooperative marketing of farm products;
 - 3. Merchant wholesalers;
 - 4. Stores primarily selling electrical plumbing, heating, and air conditioning supplies and equipment. (LBCS F3500)
- H. **Window Sign.** See “Sign, Window”.
- I. **Wireless Telecommunication Facility.** Equipment constructed in accordance with Section 332(c)(7) of the Communications Act at a single location by a private business user, governmental user, or commercial wireless service provider to transmit, receive, or relay electromagnetic signals (including microwave). Such facilities includes antennas or antenna arrays, wireless telecommunication towers, support structures, transmitters, receivers, base stations, combiners, amplifiers, repeaters, filters, or other electronic equipment; together with all associated cabling, wiring, guy anchors, equipment enclosures, and other improvements.
- J. **Stealth/Camouflage 3.1C(8)c.** Antenna and related telecommunication equipment designed as an integral part of a permitted existing structure and unobtrusive in its appearance. Such existing structures may include, but are not limited to. flagpoles, buildings, silos, water tanks, signs, lighting standards, steeples, and electric transmission towers. This use also includes co-located facilities on a permitted existing tower not meeting the definition of “substantial modification” as defined in N.C.G.S. 160A-400.51 (7a).
- K. **Tower 3.1C(8)d.** Any free-standing structure up to 200 feet in height designed and constructed to primarily support one (1) or more telecommunication antennas, or an attachment to a building or structure designed and constructed for previous said purpose where the attachment extends more than 20 feet above the normal height of the building or structure on which it is placed. The following shall not be included in this definition as a tower:

1. Amateur radio facilities with antennas mounted on supporting structures less than 90 feet in height;
2. Residential antennas for receiving television or AM/FM radio broadcasts;
3. Residential satellite dishes; or
4. Commercial or industrial satellite dishes that are less than 20 feet in height.

15.24. “X” Definitions

- A. **Xeriscape.** A landscaping method that employs drought-resistant plants in an effort to conserve resources, especially water.

15.25. “Y” Definitions

- A. **Yard.** A space on the same lot with a principal building open, unoccupied and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.
- B. **Yard, Front.** An open, unoccupied space on the same lot with a principal building, extended the full width of the lot, and situated between the street and that front line of the building, projected to the side lines of the lot.
- C. **Yard, Rear.** An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot.
- D. **Yard, Side.** An open, unoccupied space on the same lot with a principal building, situated between the building and the side lot line and extending from the rear line of the front yard to the front line of the rear yard.

15.26. “Z” Definitions

- A. **Zero Lot Line.** A development approach in which a building is sited on one (1) or more lot lines with no yard. Conceivably, three (3) of the four (4) sides of the building could be on the lot lines. The intent is to allow more flexibility in site design and to increase the amount of usable open space on the lot. Virtually all zoning ordinances retain yard requirements; where zero lot line developments have been permitted, they have been handled through group development procedures, or other processes which allow for site plan review. The few ordinances which specifically authorize the zero lot line approach do so as an exception to prevailing regulations and under clearly defined circumstances. In Knightdale, GR, UR, RMX, NMX, TC and HB districts allow for zero lot line development.
- B. **Zoning.** A police power measure, enacted via ordinance and including both text and a map by general purpose units of local government, in which the community is divided into districts or zones within which permitted and special uses are established, as well as regulations governing lot size, building bulk, placement and other development standards. Zoning requirements vary from district to district.

C. **Zoning Amendment.** An amendment to or a change in the zoning ordinance. An amendment can take three (3) forms:

1. a comprehensive revision or modification of the zoning text and map; or
2. a text change in zone requirements; or
3. a change in the map, i.e., the zoning designation of a particular parcel or parcels.

Zoning amendments, like enactment of the original ordinance, are legislative acts that cannot be delegated to administrative officials. According to state law, planning boards make recommendations and town councils approve or deny zoning amendments.

C. **Zoning District.** A section of a town designated in the zoning ordinance text and delineated on the zoning map, in which requirements for the use of land and building and development standards are prescribed.

D. **Zoning Map.** The map delineating the boundaries of zoning districts which, along with the zoning text, comprises the zoning ordinance.