

2.4 Open Space Conservation (OSC)

- A. Purpose and Intent:** The Open Space Conservation District is intended to protect areas that are permanently conserved through government ownership or private easements as natural, environmentally, or recreationally significant lands. Such areas include parks, wetlands, and areas placed in conservation easement.
- B. Minimum Lot Size** (*individual single family dwellings not part of a common plan of development*): 1 Unit/20 acres
- C. Dimensional Standards for all other Uses:** See Chapter 5
- D. Permitted Development Types:** The following type of residential development is permitted within the OSC District.

I. Conservation Neighborhood

The conservation neighborhood offers property owners a way to maintain land in the OSC district as largely undeveloped. Conservation neighborhoods may be approved by the Administrator upon a finding that all requirements of this section have been met.

a. Development Requirements:

	Minimum Acreage	Maximum Density	Maximum Dwelling Units
Conservation Neighborhood	40 acres	1 unit/20 acres	6

- b.** Owners shall establish an irrevocable conservation easement held by a conservation organization (as authorized by US 150(h); 20559(a) and NC GS 124-34 et seq.) and shall provide the Town with a boundary description of the area under the conservation easement.
- c.** In a Conservation Neighborhood, land set aside for detached houses shall be specified in the easement and shall be the minimum size necessary to allow construction of the house.
- d. Access and Rights-of-Way:** No new public streets may be created. All buildings within the Conservation Neighborhood shall have permanent access by way of a public road frontage or a 20-foot wide access easement connecting to a public right-of-way. Where the tract abuts or includes a segment of a

public street, thoroughfare, or greenway as shown on an adopted plan, the developer shall provide for these improvements by either deed or plat map. However, the developer shall not be required to construct any of these improvements.

- e. The tract shall preserve the rural appearance of the land from the view of public roads and abutting properties.
- f. Only structures and uses identified as acceptable by the conservation organization will be allowed on the property.
- g. **Required Improvements:** The Conservation Neighborhood shall be exempt from the requirements of Chapter 7, Open Space; Chapter 8, Tree Protection & Landscaping (except Section 8.5, Tree Protection); and Section 17.2, General Infrastructure Improvement Requirements.
- h. In a Conservation Neighborhood, there shall be no further subdivision of lots without the consent of all landowners and easement holders and approval of the Administrator.

2.5 Rural Agricultural (RA) (Old RA)

- A. **Purpose and Intent:** The Rural Agricultural district is coded to accommodate very low density residential development and agricultural uses, protect natural vistas, and landscape features that define Wendell’s rural heritage. The intent of this district is two-fold. First, it is designed to maintain a rural boundary, preserving important agricultural and forested areas on the perimeter of Wendell and providing incentives to place land into conservation. Second, it is intended to reserve developable areas until utility infrastructure can be installed to allow for planned growth.
- B. **Minimum Lot Size – Option A** (*individual lots not part of a common plan of development with existing road frontage*): 1 acre
- C. **Minimum Lot Size – Option B** (*individual lots deeded to family members not part of a common plan of development interior to a lot shall require deeded access*): 2 acres (maximum of two family subdivision lots to family members which may or may not live in the same household)
- D. **Dimensional Standards for all other Uses:** See Chapter 5
- E. **Permitted Development Types:** Developments of five or fewer residential lots may be developed as a minor subdivision within the RA district. Further development is not permitted in the RA zoning district.

2.6 Rural Residential (RR)

- A. Purpose and Intent:** The Rural Residential district is designed to accommodate very low density residential development. The intent of this district is to provide for residential lots within a common development of more than five lots while maintaining a rural feel through the use of larger lot sizes, open space and the rural road cross-section.
- B. Permitted Development Types:**
- a. Minimum lot size shall be 25,000 square feet.
 - b. Open space shall be provided for within a Rural Residential subdivision. See Chapter 7.
 - c. If the development includes a homeowners association, the association may own the development's undeveloped land. Otherwise, the undeveloped land may be privately held, as long as a permanent conservation easement is placed on the land. Alternatively, it may be owned by a land conservancy, or other entities proposed by the Town.
 - d. Streets within a Rural Residential subdivision shall use the rural road cross-section (See Chapter 9).
 - e. While the rural road cross-section does not require installation of sidewalks, a minimum 8 foot wide multi-purpose path is required on one side of the street.

2.7 Residential Districts (RR, R2, R3, R4, R7)

Residential, Low Density (RR, R2) (*Old R20, Old R15*)
Residential, Medium Density (R3) (*Old R12 and Old R10*)
Residential, High Density (R4, R7) (*Old R7, None*)

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

B. Specific District Provisions:

I. Minimum Lot Sizes:

	Minimum Lot Size
RR	25,000 sq ft
R2	15,000 sq ft
R3	10,000 sq ft
R4	6,000 sq ft
R7	3,500 sq ft

2. **Permitted Building Type Ratio:** The maximum number of Townhouse buildings in a R7 development shall not exceed 30 percent of the total number of units.
3. **Lot and Building Dimensional Requirements:** For infill lots in already built upon areas of the Town, the minimum lot width and front setback shall be equal to the average dimensions within 300 feet or one block length (whichever is greater), except with approval of the Administrator. Otherwise, the dimensional requirements for new developments shall be as specified in Chapter 5.

2.8 Neighborhood Center (NC) (Old O&I and CN)

A. Purpose and Intent: The Neighborhood Center District is coded to provide for areas for residential and mixed-use development in close proximity to existing and planned neighborhood centers. The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles are encouraged. Development in this district should encourage pedestrian use through connections to adjacent neighborhoods and the construction of mixed-use buildings.

B. Specific District Provisions:

1. **Areas Available for Retail:** Areas available for retail uses are limited to the first story of buildings radiating from corner locations where one of the fronting streets is a thoroughfare (as designated by the Collector Street Plan).
2. **Lot and Building Dimensional Requirements:** For infill lots in already built upon areas of the Town, the minimum lot width and front setback shall be equal

to the average dimensions within 300 feet or one block length (whichever is greater), except with approval of the TRC. Otherwise, the dimensional requirements for new development shall be as specified in Chapter 5.

2.9 Corridor Mixed-Use (CMX) (*Old CS and CH*)

A. Purpose and Intent: The Corridor Mixed-Use District is coded to provide pedestrian-scaled higher density residential and neighborhood-serving commercial activities along existing mixed use corridors. Developments in this district should encourage pedestrian use through connections to adjacent neighborhoods and the construction of mixed-use buildings. Depending on the presence of on-street parking, buildings may be set close to the street and may be larger in form.

B. Specific District Provisions:

I. Lot and Building Dimensional Requirements: For infill lots in already built upon areas of the Town, the minimum lot width and front setback shall be equal to the average dimensions within 300 feet or one block length (whichever is greater), except with approval of the TRC. Otherwise, the dimensional requirements for new developments shall be as specified in Chapter 5.

2.10 Community Center (CC)

A. Purpose and Intent: A Community Center is a mixed-use activity center with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. A Community Center combines a variety of housing types, including higher density single- and multi-family housing, as well as commercial and civic uses in a compact, walkable setting. Community Centers feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale.

B. Specific District Provisions:

I. Lot and Building Dimensional Requirements: See Chapter 5

2.11 Downtown Mixed-Use (DMX) (*Old CD, DROD and DDOD*)

A. Purpose and Intent: The Downtown Mixed-Use District is coded to encourage the redevelopment and expansion of the traditional Downtown area. Individual buildings are encouraged to be mixed vertically with street level commercial and upper level residential or commercial uses. Higher densities of residential development are encouraged.

B. Specific District Provisions:

1. **Parking Requirements:** New structures in the DMX District will either provide off-street parking under the requirements of Chapter 10 or provide a fee in lieu of payment.
2. **Open Space Requirements:** As specified in Chapter 7.
3. **Lot and Building Dimensional Requirements:** As specified in Chapter 5.

2.12 Manufactured Home District (MH) (Old MH)

A. Purpose and Intent: Manufactured housing is a recognized form of affordable housing. The MH district is coded to allow for the development of neighborhoods which utilize manufactured housing as its principal building construction. The intent is to treat manufactured housing with the same design considerations applied to homes built to the standards set forth in the North Carolina Building Code and those codified in this Ordinance.

B. Manufactured Home Neighborhood

1. **General Description:** The Manufactured Home Neighborhood is a subdivision of land that permits double-wide manufactured houses that are aligned on the lots in a manner similar to site-built homes with their front doors facing the streets.
2. Individual homes shall be placed upon separately platted lots.
3. Design of manufactured homes should be in compliance with the architectural standards in Section 5.9, Building Type: House.
4. Neighborhoods with 30 or more lots shall have at least two entrances.

5. Lot and Dimensional Specifications:

	All Structures
Minimum Development Size	3 acres
Maximum Development Size	40 acres
Maximum Development Density (Units/Acre)	7
External Development Setback	50 ft
Internal Setbacks (Minimum)	Front – 10 feet Side – 3 feet Rear – 25 feet

C. Manufactured Home Parks

1. Manufactured Home Parks, which may be established in certain districts as prescribed in the district use matrices of this chapter, are subject to the requirements of that district and the standards set forth below.
2. **Special Use Permit Required:** No Manufactured Home Park within the jurisdiction of the town shall be established or expanded until a special use permit has been issued by the Board of Commissioners.
3. **Lot and Dimensional Specifications:**

	All Structures
Minimum Development Size	3 acres
Maximum Development Size	10 acres
Minimum number of Manufactured Home Spaces	2
Maximum Development Density (Units/Acre)	6
Exterior Development Setback	50 ft
Minimum Area for Manufactured Home Space	7,500 sq ft*
Distance between Units	20 ft
Internal Setbacks (Minimum)	See 3b

* If individual sewage disposal systems (septic tanks) are used, each manufactured home space shall contain at least 20,000 square feet of ground area, subject to approval by Wake County

Environmental Services. If subsoil conditions dictate, Wake County Environmental Services may require larger lots.

- a. All manufactured homes shall be located on individual manufactured home spaces.
 - b. Each manufactured home shall be located at least 20 feet from any other manufactured home, at least 15 feet from any building within the Manufactured Home Park, at least 15 feet from any property line, and at least 15 feet from the edge of the right-of-way of any street.
- 4. Identification Signs:** Manufactured Home park identification signs shall be limited to one ground sign per park entrance. No sign shall exceed 36 square feet in area. Only indirect, non-flashing lighting shall be used for illumination.
- 5. Administrative Office:** Within a Manufactured Home park, one manufactured home may be used as an administrative office.
- 6. Convenience Establishments:** Convenience establishments of a commercial nature, such as food stores, coin-operated laundries, and beauty parlors, may be permitted in Manufactured Home Parks subject to the following restrictions:
- a. Such establishments shall be subordinate to the residential use and character of the park;
 - b. Such establishments shall present no visible evidence of their commercial character outside the park;
 - c. Such establishments shall be designed to serve the trade and service needs of the park residents only, and
 - d. Sewage disposal facilities outside the service area of the town’s sewer system are subject to Wake County Environmental Services approval.
- 7. Streets and Paving:**
- Refer to Chapter 9 - Circulation and Connectivity
- 8. Open Space:**
- Refer to Chapter 7 - Open Space

9. Water and Sewer Connections

Each manufactured home space shall be provided with and connected to a source of water and a system of sewage disposal approved by Wake County Environmental Services.

10. Lighting

Refer to Chapter 11 - Lighting

11. Garbage/Recycling

All garbage and refuse in every Manufactured Home Park shall be stored in a suitable watertight and insect-tight receptacle. Wake County Environmental Services shall approve the method of garbage, refuse and recycling disposal, if not served by municipal garbage collection.

12. Inspections

Wake County Environmental Services or the Zoning Administrator are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this chapter. It shall be the duty of the owners or occupants of Manufactured Home parks to give these agencies free access to such premises at reasonable times for the purpose of inspection and to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition.

13. Relocation and Sales of Manufactured Homes within Parks

- a. It shall be unlawful for manufactured home dealers/manufacturers to sell manufactured homes within a Manufactured Home Park.
- b. Relocation of manufactured homes whether it be from an existing lot to another or from an outside location to within the park shall be required to meet all of the following:
 - i. The assessed or appraised value of the manufactured home being relocated to within the park shall be greater than the manufactured home being moved, removed, or replaced from the park.
 - ii. The square footage of the manufactured home being relocated to within the park shall be as great, or greater than, the manufactured home being moved, removed, or replaced from the park.

2.13 Highway Commercial (CH) *(Old CH)*

A. Purpose and Intent: The intensity of commercial development in the Highway Commercial district is established by the traffic of the fronting thoroughfare. The intent of these regulations is to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

B. Specific District Provisions

1. Lot and Building Dimensional Requirements: See Chapter 5

2.14 Manufacturing & Industrial (M&I) *(Old M&I)*

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

B. Specific District Provisions:

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

2. Building Design Standards: All portions of buildings within 100 feet of the street shall be designed in a manner that is pedestrian in scale and massing unless a technological requirement demands a different design. Required building design elements include the following, unless waived by the Administrator based on determination that the requirements would adversely impact the intended use of the building:

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

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

3. **Parking:** Parking lots may be placed adjacent to internal streets only, but shall be screened in accordance with the standards of Chapter 8 - Tree Protection & Landscaping. Parking lots shall not be adjacent to external streets unless existing conditions do not provide a practical alternative.
4. **Lot and Building Dimensional Requirements:**

	All Structures
Exterior District/Development Setback (<i>Minimum</i>)	100 ft
Undisturbed District/Development Buffer (<i>Minimum</i>)	30 ft
Internal Setbacks (<i>Minimum</i>)	0 ft to 30 ft

2.15 Traditional Neighborhood Development (TND) (*Old NT & PUD*)

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

- All neighborhoods have identifiable centers and edges
- All lots are within walking distance to retail (a distance not greater than ¼ mile) and recreation opportunities (a distance not greater than ½ mile)
- Uses and housing types are mixed and in close proximity to one another
- Street networks are interconnected and blocks are small
- Civic buildings are given prominent sites throughout the neighborhood

B. Specific District Provisions:

1. **Development Size (Minimum-Maximum):** 40 acres - 200 acres (*Notes: Projects in excess of 200 acres should be developed as multiple Traditional Neighborhoods, each individually subject to all such provisions.*)
2. **Neighborhood Design:** The entire land area of the TND shall be divided into blocks, streets, lots and open space areas.
3. **Land Use Relationships:** Similar land use categories shall generally front across streets. Dissimilar categories shall abut at rear lot lines. Corner lots which front on

streets of dissimilar use shall be set back the same as the adjacent use with the lesser setback.

- 4. **Terminating Vistas:** The long axis of streets exceeding 500 feet in length shall have appropriate termination with either a public monument, specifically designed building façade, or a gateway to the ensuing space.
- 5. **Open Space:** Open Space shall be provided in accordance with the requirements of Chapter 7.
- 6. **Dimensional Standards and Building Types:** The Dimensional Standards and Building Types shall be established in accordance with the neighborhood design, but within 200 feet of all adjacent property boundaries (not across streets) the lot widths and depths and building types shall be generally consistent with the adjacent zoning district(s) of a lower development intensity/density.
- 7. **Use Standards:** The proposed uses shall be consistent with the requirement of Section C below and the permitted uses listed in the Use Matrices in Section 2.3.

C. Land Allocation by Use:

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

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

D. Permitted Locations and Densities:

	Maximum Density By Right (units/acre)	Maximum Density as a Conditional District (units/acre)
R3	2.48	4.5
R4	3.77	7.5
R7	6.67	10.5
NC	22.5	Not Restricted
CC	Not Restricted	Not Restricted
CMX	Not Restricted	Not Restricted
DMX	Not Restricted	Not Restricted

2.16 Manufactured Housing Overlay (MHO) (Old MHOD)

- A. Purpose and Intent:** The purpose of this district is to provide an opportunity to designate areas within the R4 and R7 Residential districts that are suitable for the location of manufactured housing.
- B. Specific District Provisions:**
- a. Land uses other than manufacturing housing shall be allowed within any manufactured housing overlay district as provided for by the standard district regulations.
 - b. Manufactured housing located within any Manufactured Housing Overlay District must meet both the requirements of the larger district and other requirements related specifically to manufactured housing. Where these requirements may conflict, the more restrictive or detailed provisions shall prevail.
 - c. Manufactured housing shall meet the requirements of a Manufactured Housing Neighborhood which are located in Section 2.12.