
Section 4.02 RT Research and Technology District [Amended Ordinance 11-03]

Intent - The RT *Districts* are established to provide for development of assembly and light manufacturing or processing facilities which may require limited amounts of *outdoor storage*. *Permitted uses* in this *district* tend to generate heavy traffic, require extensive community facilities, and may require limited amounts of *outdoor storage*. The RT *District* is also intended to function as a transitional *district* between the more intense industrial *districts* and other less intense *districts*. [Amended Ordinance 11-03]

A. Permitted Uses.

1. *Primary Uses.*
 - a. Communications / Utilities: Electricity Relay Station; Non-municipal Pumping Station; Non-municipal Utility Substation; Non-municipal Water Treatment Plant; Public Wells; Storage Tanks – Non-hazardous; Telephone Exchange; Water Tower. [Amended Ordinance #05-01, 11-03, 15-10]*
 - b. Educational Use: School – Commercial, Trade, Industrial or Business. [Amended Ordinance 11-03]
 - c. Industrial Uses: Assembly or Repair of previously manufactured parts, sub-assemblies or components; Auction House; Distribution Center; Flex-space; Manufacturing-Light; Prototype Process and Production Plant; Warehouse; Wholesale Business. [Amended Ordinance 11-03]
 - d. Office / Professional Services: Business Call Center; Contractor; *Office*; Printing Service; Studio. [Amended Ordinance 11-03, 11-08]
 - e. Public Facilities: *Neighborhood Recycling Collection Point*. [Amended Ordinance 11-03]
 - f. Research and Technology: Data Center; Data Processing or Analysis; Information Technology Services; Laboratory; Research and Development Facility. [Amended Ordinance 11-03]
2. *Special Exception Uses.*
 - a. Automotive Sales & Service: *Automotive Repair – Minor; Automotive Repair – Major*; Gasoline Service Station with minor repair (not exceeding two (2) accessory indoor service bays); Gasoline Service Station without repair; *Quick Oil Change Facility*. [Amended Ordinance #07-04, 08-13, 11-03]
 - b. Clothing Service: Dry Cleaning / Laundry Establishment; Shoe Repair Shop; Tailor and Pressing Shop. [Amended Ordinance 11-03]

Section 4.02

RT Research and Technology District [Amended Ordinance 11-03]

- c. Communications / Utilities: *Telecommunications Tower*; Non-Municipal Sewage Treatment Plant. [Amended Ordinance 11-03, 15-10]
 - d. Educational Use: *Child Care Center*. [Amended Ordinance 11-03]
 - e. Food Sales and Service: Bakery – retail; Convenience Store; Dairy Bar – retail; Delicatessen; Ice Cream Store – retail; Restaurant – Drive In; Restaurant – Drive Through; Restaurant – Fast Food; Restaurant – Sit Down; *Tasting Room*; Yogurt Store – retail. [Amended Ordinance #11-03, 13-01, 19-03]*
 - f. Government Use: Fire Station; Police Station; Post Office (with outdoor parking of delivery vehicles). [Amended Ordinance #04-13, 11-03]
 - g. Industrial Uses: Truck Wash. [Amended Ordinance 11-03]
 - h. Miscellaneous: Kennel (with outdoor runs); Veterinary Hospital. [Amended Ordinance #10-13, 11-03]
 - i. Office / Professional Services: Bank Machines – Walk-up; Bank Machines – Drive-Through; Bank Machines – Free-standing; Bank / Savings & Loan / Credit Union. [Amended Ordinance 11-03, 11-08]
 - j. Personal Service: Barber Shop; Beauty Shop; Health Spa or Fitness Center; Tanning Salon. [Amended Ordinance 11-03]
 - k. Public Facilities: Electric Transmission and Distribution. [Amended Ordinance 11-03]
 - l. Athletic Facilities: *Athletic Facility*. [Amended Ordinance #11-03, 13-04]
 - m. Retail: Apparel Shop; Arts and Craft Store; Camera Store; Card Shop; Computer Store; Convenience Store; Drug Store; Flower Shop; Gift Shop; Newsdealer; Shoe Store; Stationery and Book Store; Tobacco Store; Variety Store; Video Store. [Amended Ordinance 11-03]
3. Accessory Uses – See Section 4.04, A. – Accessory Uses, Buildings and Structures.

Any industrial *use* first listed as a *permitted use* in the IT *District* may be allowed as an *accessory use* in this RT *District* provided such use does not exceed twenty-five (25) percent of the *gross floor area* of the lesser of the tenant space or the *building* in which such *use* is located.

4. Temporary Uses – See Section 4.04, B. – Temporary Uses, Buildings and Structures.

B. Development Standards.

1. Minimum *Lot Width* and *Frontage* - each *single use site, subdivision, or industrial park* shall have a minimum *frontage* on a *public street* of 100 feet.

Each *lot* or *out lot* shall have sufficient *frontage* and *access* as set forth in Section 7.06, B., 1. Lot Arrangement of this UDO. [Amended Ordinance 13-09]

2. Minimum *Yards* and Minimum *Building Setbacks*

- a. Front - a minimum *front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or *existing right-of-way* shall be provided as follows:

<i>Freeway – NC-540 / US 1:</i> [Amended Ordinance #14-07]*	100'
<i>Freeway – NC 55 Bypass:</i>	50'
<i>Thoroughfare:</i> [Amended Ordinance #14-07]*	50'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-Sac Street:</i>	30'

Provided, however, any 50' minimum *front yard* and minimum *building setback* listed above for a *thoroughfare* may be reduced to 30', and any 30' minimum *front yard* and minimum *building setback* listed above for a *collector street, local street* or *cul-de-sac street* may be reduced to 20' by either: [Amended Ordinance #14-07]*

- (1) increasing the *plant unit value* of required perimeter yard landscaping to, at a minimum, two (2) times greater than the minimum required *plant unit value* for the applicable *front yard*;
or,
 - (2) designing the site so that no *parking areas* or *interior access drives* are located between the *front lot line* and the front line of any portion of the *building* served (*loading areas* are also prohibited by Section 4.05 – Architectural and Site Design Requirements and Section 7.05 – Off-Street Loading Regulations).
- b. Minimum *Side Yard* and *Setback* - shall be provided from the *lot line* as follows:
 - (1) Minimum *Side Yard* - 10 feet
 - (2) Minimum *Side Bufferyard* - 50 feet

Section 4.02

RT Research and Technology District [Amended Ordinance 11-03]

- c. Minimum *Rear Yard* and *Setback* - shall be provided from the *lot line* as follows:
 - (1) Minimum *Rear Yard* - 10 feet
 - (2) Minimum *Rear Bufferyard* - 50 feet

- d. *Minimum Yards for Out Lots*- Within the *RT District*, all *lots* or *multi-tenant buildings* which are part of a *business park* or *industrial park* shall be considered *out lots*. *Out lots* within an *integrated center* shall provide a *minimum yard* of ten (10) feet along all *lot lines* in common with other *out lots*. If any portion of an *out lot* abuts the perimeter of the *integrated center*, that portion of the *out lot* shall be required to comply with the applicable *minimum front, side* or *rear yard* requirements set forth above. If an *out lot* is for an *individual tenant space* within a *multi-tenant building*, there shall be a *minimum side yard* of zero (0) feet. [Added Ordinance #14-07]*

3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *minimum yards* and *bufferyards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 7.01 – Landscape Regulations of this UDO and shall remain free from structures except where expressly permitted below:

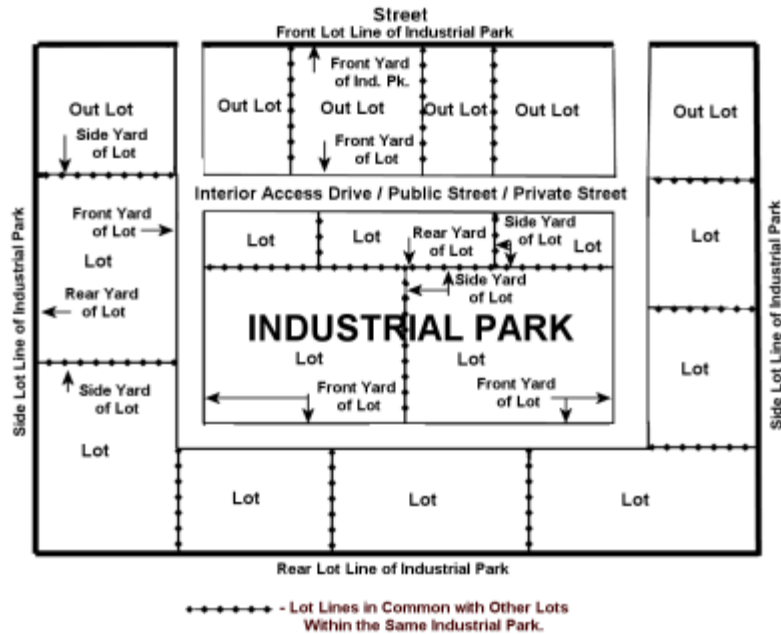
- a. Minimum *Front Yards* - may include *driveways, parking areas* or *interior access drives* (provided that no portion of any *parking area, interior access driveway* or *interior access drive* may be located closer to the *right-of-way* than fifteen (15) feet), *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as open space free from *buildings* or *structures*;

- b. Minimum *Front Bufferyards* - may include: *driveways*; or, *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

- c. Minimum *Side* and *Rear Yards* - minimum *side* and *rear yards* may include *interior access driveways* connecting to adjoining *lots* provided that the remainder of said yards shall be maintained as *open space* free from *buildings* or *structures*;

- d. Minimum *Side* and *Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as *open space* free from *buildings* or *structures*.

- e. *Minimum Yards for Lots Within the Same Industrial Park - along all lines in common with other lots or out lots located within the same industrial park:* [Amended Ordinance #14-07]*



Minimum Yards for Lots Within the Same Industrial Park

- (1) Side Yards – That portion of a minimum *side yard*:
 - (a) located between the *front lot line* and minimum *front building setback* line may include: *driveways*; or, *interior access driveways* connecting to adjoining *lots*; and, [Amended Ordinance #14-07]*
 - (b) located behind the minimum *front building setback* line may include: *parking areas*; *loading areas*; *interior access driveways*; *interior access drives*; *trash containers*; or, *outdoor storage*; and, [Amended Ordinance #14-07]*
- (2) Rear Yards – Minimum rear yards may include *parking areas*, *loading areas*, *interior access driveways*, *interior access drives* or *outdoor storage*; provided, however, that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*, and that: [Amended Ordinance #14-07]*
 - (a) the area of each such *minimum yard* that would have been devoted to landscaping and the amount of landscape material that would have been required to be installed in each such *minimum yard*, if not complying with the special provisions of this sub-Section, are provided elsewhere on

Section 4.02

RT Research and Technology District [Amended Ordinance 11-03]

each of the affected *out lots* as either additional *foundation landscaping area* or additional *interior parking area* landscaping; and, [Added Ordinance #14-07]*

- (b) documentary assurances are provided on the *final plat* or by other legally binding instrument which binds the adjoining *lots* to be developed in compliance with the special provisions of this sub-Section allowing such *minimum yards* to be used for *parking areas, loading areas, interior drives* or *interior access drives* subject to the provision of such additional *foundation landscaping area* or additional *interior parking area* landscaping. [Added Ordinance #14-07]*

[Amended Ordinance #15-01]*

- 4. *Maximum Building Height* – seventy-five (75) feet; provided, however, that:
 - a. no portion of any *building* located between thirty (30) feet and fifty (50) feet from a *front lot line* shall be in excess of thirty-five (35) feet; and,
 - b. the *setback* for that portion of any *building* or *structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the *building* or *structure* above thirty-five (35) feet until the maximum height of the *building* or *structure* is allowed.
- 5. *Parking* – See Section 7.04 – Off-Street Parking Regulations.
- 6. *Loading* – See Section 7.05 – Off-Street Loading Regulations.
- 7. *Signs* - See Section 7.03- Sign Regulations.
- 8. *Outdoor Storage* and Operations.
 - a. **Operations**

All operations, servicing and processing (except *outdoor storage, off-street parking* and *off-street loading*) shall be conducted within completely enclosed *buildings*.
 - b. **Storage**

All storage of materials or products shall be either:
 - (1) within completely enclosed *buildings*; or,
 - (2) within a defined storage area in compliance with the following:

- (a) Enclosed within a chain link, lattice, *ornamental fence*, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence. [Amended Ordinance #19-03]*
- (b) The height above *grade* of said fence shall be at least six (6) feet and shall not exceed ten (10) feet.
- (c) Materials or products stored within the fenced storage area shall not exceed the height of the fence.
- (d) The fenced storage area shall be surrounded by landscaping installed in compliance with the requirements for a Type C landscape screening with a *plant unit value* of at least seventy-five (75).

c. Amount of *Outdoor Storage*

The total area devoted to *outdoor storage* shall not exceed thirty (30) percent of total *lot area*.

d. Business Vehicles [Added Ordinance #11-03]

- (1) The total number of *business passenger vehicles* shall not exceed five (5) *passenger vehicles* per business with a GVWR \leq 8,500 lbs. Additional *business passenger vehicles* and *non-passenger vehicles* may be stored on the same property in compliance with the *outdoor storage* requirements.
- (2) *Business passenger vehicles* must be parked on the same property as the business location.

e. Outdoor *playgrounds* provided that such outdoor *playground*:
[Added Ordinance #19-03]*

- (1) is an *accessory use* to a *permitted use*; and
- (2) shall be included in the calculation of required *foundation landscaping area* and any applicable *building foundation landscaping area* and associated *plant unit value* shall be extended or relocated around the perimeter of the outdoor *playground area*.

9. Landscape Requirements - See Section 7.01 – Landscape Regulations.

Section 4.02

RT Research and Technology District [Amended Ordinance 11-03]

C. Architectural and Site Design Review.

All development within the RT *district* shall be subject to the architectural and site design requirements set forth in Section 4.05 – Architectural and Site Design Requirements of this UDO. [Amended Ordinance #11-03]