

ZEBULON UTILITY ALLOCATION WORKSHEET

BASE POINTS: List of Preferred Land Uses and Required Characteristics:

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation.

	Use	Points Earned
40 Base Points	<p>Business Office/Finance/Insurance/Professional Services Center - Large Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.</p>	
40 Base Points	<p>Manufacturing/Industrial Employment Center Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.</p>	
40 Base Points	<p>Governmental Uses/Public Administration This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense.</p>	
38 Base Points	<p>Hotels, Motels, or other Accommodation Service Establishments This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services</p>	

	in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.	
38 Base Points	<p>Arts/Entertainment/Museums</p> <p>These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.</p>	
38 Base Points	<p>Amusement, Sports or Recreational Establishment</p> <p>Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development.</p>	
38 Base Points	<p>Mixed Use Development (Transit Oriented)</p> <p>Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-quarter mile radius of an existing rail or bus transit station or the intersection of First Avenue and Robertson Street in Old Town Knightdale. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.</p>	
38 Base Points	<p>Mixed Use Development (Urban Infill)</p> <p>Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.</p>	
35 Base Points	<p>Mixed Use Development (Greenfield)</p> <p>Newly constructed collection of vertically mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.</p>	

30 Base Points	Single Family House (Expedited Subdivision or Recombination) Newly constructed Single Family Homes built upon new lots created via the expedited subdivision (3 or fewer lots) or recombination process.	
30 Base Points	Change of Use This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections.	
30 Base Points	Housing Services for the Elderly Establishments This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.	
28 Base Points	Mixture of Use Development (Retail/Office-Institutional/Commercial) Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.	
28 Base Points	Retail/Commercial Center Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.	
28 Base Points	Business Office/Finance/Insurance/Professional Services Center – Medium Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.	

28 Base Points	Warehouse/Distribution/Trucking Center Newly constructed center of at least 500,000 square feet where products and resources are transported to, stored, and delivered from via truck or rail.	
25 Base Points	Business Office/Finance/Insurance/Professional Services Center - Small Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments.	
25 Base Points	Multi-Tenant Retail Center Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities	
25 Base Points	Religious Institutions Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.	
20 Base Points	Single Use Retail Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.	
20 Base Points	Single Use Office Newly constructed single use, stand-alone building used primarily for office and professional.	
15 Base Points	Intensive Industrial Uses Uses classified as Special Land Uses within the Industrial Classification.	
10 Base Points	Major Subdivision Any subdivision of land of five (5) or more lots.	10
10 Base Points	Multi-Family Residential & Condo Units	
Board Determination	All Other Uses Not Categorized This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town Council upon recommendation of the Land Use Review Board and acted on a case-by-case basis.	

BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements (Max 20 Points)

Section 1A - Abatement of Nonconformities		(Max - 3 points)	Points Earned
	Abatement of any existing non-conforming structures	3	
	Abatement of any existing non-conforming use of land	2	
	Abatement of any existing non-conforming lots	1	
Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO		(Max - 10 points)	
	Construction of full cross section of existing off-site public street	5	
	Nearby intersection improvements	5	
	Traffic signal improvements	4	
	Signage or striping improvements	1	
Section 1C - Off-Site Public Greenway Improvements		(Max - 10 points)	
	Construct more than 4000 linear feet of 10-foot wide path	10	
	Construct more than 3000 linear feet of 10-foot wide path	8	
	Construct more than 2000 linear feet of 10-foot wide path	6	
	Construct more than 1000 linear feet of 10-foot wide path	4	
	Construct 500 to 1000 linear feet of 10-foot wide path	2	2

CATEGORY 2. Green Development Standards (Max 20 Points)

Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO		(Max - 10 points)	Points Earned
	One point per acre up to 10 acres	1 - 10	
Section 2B - Parking Lots and Stormwater SCM's		(Max - 10 points)	
	Structured Parking Facilities - must reduce footprint by 20%	10	
	Stormwater - Restored Riparian Buffer	10	
	Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff)	4	
	Stormwater - Landscaped Green Roof	5	
	Stormwater - Underground capture system for on-site irrigation	5	
	Stormwater - Bioretention	5	
	Stormwater - Wetland	5	5
	Exclusive use of porous pavement in parking areas where suitable	2	
	Provision of on-street public parking(1 point per stall up to 5 Max)	1 - 5	
Section 2C - Building/Site Design		(Max - 20 points)	
Residential Architectural Standards to include the Building Types:			
	House & Townhouse (respectively)*	10	9
	Historic Structure Preservation via Deed Restriction (Determined by TRC)	10	
	Platinum LEED Certification	10	
	Gold LEED Certification	8	
	Silver LEED Certification	6	

Redevelopment of previously vacant space over 20,000 square feet	6	
Development or Redevelopment within Downtown Overlay District	6	6
Redevelopment of previously vacant space under 20,000 square feet	5	
Neighborhood/Subdivision LEED Certification	5	
Green Homes LEED Certification	5	
Bronze LEED Certification	4	
Exclusive use of xeriscaping techniques and drought tolerant species	3	
EV Charging Stations (two-port)	3	
*Building Types are defined in Article 5 of the Town of Zebulon Unified Development Ordinance.		

CATEGORY 3 – Outdoor Enhancement and Transit Improvements
(Max 20 Points)

Section 3A – Outdoor Enhancement		(Max – 10 points)	Points Earned
Construction of a Parkway Street Section on a Collector level street	5		
Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval)	5		
Restoration of Historic Structure (Must be approved by TRC)	5		
Installation of Fountain or mechanical aeration in stormwater pond	5	5	
Outdoor Display of Public Art (Subject to TRC Approval)	4	4	
Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement)	3		
Planting Pollinator Garden (225 Square Foot Minimum)	3		
Enhanced Roadside Landscaping (Subject to TRC Approval)	2		
Construction of a Parkway Street Section on a Local level street	2		
Installation of Native Shade Tree Species (per Tree)	1	10	
Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)		(Max - 8 points)	
Provision of more than 50 designated Park & Ride Stalls	8		
Provision of 25 designated Park & Ride Stalls	5		
Provision of 10 designated Park & Ride Stalls	3		
Provision of mass transit easement w/ structure (bus stop with shelter & bench)	2		

CATEGORY 4 - Amenities (Only for Projects with Residential Components)
(Max 20 Points)

Section 4A - Private Greenway		(Max - 3 points)	Points Earned
Construction of more than 3000 linear feet of 6-foot wide path	3		
Construction of more than 2000 linear feet of 6-foot wide path	2		
Construction of more than 1000 linear feet of 6-foot wide path	1	1	
Section 4B – Pool (Combinations may be approved by TRC)		(Max - 8 points)	
Olympic Pool and Aquatic Center	8		

	Junior Olympic Pool	5	
	Lap Pool (four lane minimum)	3	
	Resort Style Pool	2	
	Any Other Pool	1	
Section 4C - Outdoor Deck/Patio		(Max - 3 points)	
	Deck/Patio - More than 3000 square feet	3	
	Deck/Patio - More than 2000 square feet	2	
	Deck/Patio - More than 1000 square feet	1	
Section 4D - Pool Amenities		(Max - 2 points)	
	Jacuzzi/Hot Tub/Whirlpool	2	
	Water Playground with apparatus	2	
	Sauna/Steam room	2	
Section 4E - Clubhouse		(Max - 10 points)	
	Commercial Coffee Shop with at least 10 designated public seating spaces	10	
	With full kitchen and over 4000 square feet of meeting space	10	
	With full kitchen and less than 4000 square feet of meeting space	9	
	Meeting space without kitchen more than 3500 square feet	8	
	Meeting space without kitchen 2500 - 3499 square feet	7	
	Meeting Space without kitchen 1500 - 2499 square feet	5	
	Meeting Space without kitchen less than 1500 square feet	4	
	No meeting space, bathrooms and changing rooms only	3	
Section 4F - Additional Active Recreation		(Max - 10 points)	
	Gymnasium (regulation size indoor basketball court)	10	
	Baseball/Softball Field (regulation size)	5	
	Football/Soccer Field (regulation size)	5	
	Skate Park	5	
	Tennis Courts (two regulation courts, fenced)	5	
	Multi-Use Hardcourt (two regulation basketball courts, fenced)	5	
	Pickleball Court (three regulation courts, fenced)	5	
	Pocket Park - 8,000 square feet	5	
	IPEMA Certified Playground Equipment	4	
	Lighted Field of Play for nighttime use	3	
	Electronic Scoreboard or Covered Dugouts or Bleachers	3	
	Community Garden - 15-foot by 15-foot, with water access and potting shed	3	9

Total Points Earned
61