

**AN ORDINANCE TO AMEND THE
UNIFIED DEVELOPMENT ORDINANCE
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number UDO TA 20-01**

WHEREAS, the Rolesville Board of Commissioners wishes to amend certain provisions of the Rolesville Unified Development Ordinance (“UDO”) relating to permitted uses and regulation of uses within the R3 Zoning District; and

WHEREAS, on September 1, 2020, following notice and public hearing as required by Article 19 of the North Carolina General Statutes Section, the Board adopted the following amendments by a unanimous vote; and

WHEREAS, pursuant to action of the Board, the amendments were to become effective upon their codification.

NOW THEREFORE, those amendments to the UDO adopted on September 1 are hereby codified by the incorporation of the following changes by the deletions (strikethrough) and additions (underline) set forth below.

[Except as expressly indicated, all provisions of the UDO remain unchanged.]

AMENDMENTS: 1. Section 5.1 Table of Permitted Uses.

	<i>R8 OW</i>	<i>R4 OW</i>	<i>R1</i>	<i>R1- S</i>	<i>R1- D</i>	<i>R2</i>	<i>R2- D</i>	<i>R3</i>	<i>RM H</i>	<i>Ru MH</i>	<i>UM H</i>	<i>C</i>	<i>CO</i>	<i>C H</i>	<i>OP</i>	<i>I</i>
Dwelling – single-family detached	x	x	x	x	x	x	x	<u>x</u>	x	x	x		s	s		
Public recreational parks & centers	x	x	x	x	x	x	x	<u>x</u> s	x	x	x					
Private recreation facilities part of subdivision or HOA	x	x	x	x	x	x	x	<u>x</u>	x	x	x					

2. Section 5.2 Dimensional Requirements.

5.2.1 Table of Dimensional Requirements

Zoning District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Front Yard Setback (from ROW in feet)	Side Yard Setback (in feet)	Corner Yard Setback (in feet)	Rear Yard Setback (in feet)
R1	20,000	100	30	12	22	25
R1-S	20,000	100	30	12	22	25
R1-D	20,000	100	30	12	22	25
R2	15,000	85	30	12	22	25
R2-D	20,000	100	30	12	22	25
<i>R3 (Single Family Use)</i>	<i>10,000</i>	<i>65</i>	<i>25</i>	<i>10</i>	<i>15</i>	<i>25</i>
R3 – Multi (Multi Family Use)	20,000	100	15	15	10	15
R3 – Townhomes (Townhome Use)	N/A	20	15	0 with 30' minimum between structures	10	15
RMH	20,000	85	30	12	22	25
RuMH	10,000	50	25	10	20	15
UMH	7,260	50	25 on paved street	10	20	15
C	None except for those required by Health Department	None except for those required by Health Department	None except for those required by Health Department	None or 5 feet if abutting residential use	None or 5 feet if abutting residential use	35
CO	20,000	100	20	15	25	35
CH	20,000	100	20	15	25	35
OP	20,000	75	30	15	25	35
I	20,000	100	30	15	25	35

3. Section 6.5 R3 – Residential 3 District

Section 6.5: - R-III-3 - Residential - District

The R-III-3 Residential III-3 District (*“R-III” or “R3”*) is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

[Intervening paragraph unchanged]

An R-III development shall total no more than 20 acres in size. No more than fifteen (15) gross acres within of any R3 Zoning District subdivision may be assigned to Townhome and Multi-Family uses. This acreage limit shall be applied to the total of all Townhome and Multi-Family uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision.

[Intervening paragraphs unchanged]

Density Requirements:

Maximum overall density for an R-III~~3~~ development subdivision shall not exceed five (5) units per gross acre for Single Family, eight (8) units per gross acre for ~~townhouse units~~ Townhome or twelve (12) units per gross acre for apartment units-Multi-Family.

[Intervening paragraphs unchanged]

4. Section 6.5.2 - Single Family

[The following is appended as a new subsection.]

6.5.2 - Single Family

6.5.2.1 Lot Specifications:

See Section 5.2 Table of Dimensional Requirements for the R3 Zoning District dimensional requirements for Single-Family uses.

5. Miscellaneous

Any remaining uses of the terms "R-III" or "RIII" wherever appearing in the UDO are hereby replaced with the term "R3".

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SIGNATURE & CERTIFICATION PAGE FOLLOWS

Adopted this 15th day of September 2020 by the Town of Rolesville Board of Commissioners.

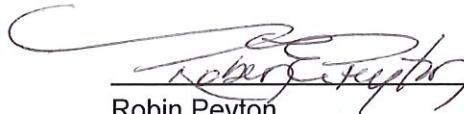


Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Robin E. Peyton, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on the 1st day of September 2020 and codified on this, the 13th day of September 2020.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 15th day of September, 2020.



Robin Peyton
Town Clerk