



# ROLESVILLE NEXT UDO UPDATE FAQ

Local governments have the ability to adopt zoning and development ordinances for the purpose of promoting the health, safety, morals and the general welfare of their community, permitted by North Carolina General Statute 160D-107, 109, 406, 702, 704, 705, 903 and 908. A Unified Development Ordinance (UDO) commonly refers to these regulations adopted as one document including zoning standards, site and development regulations, sign code, parking, floodplains and processes, as opposed to multiple separate ordinances.

The Town's 2020-21 UDO is currently undergoing a review and update from the Town's previously adopted UDO. The updated UDO will serve as an implementation tool for the vision statements and action items set forth in the 2017 Comprehensive Plan, adopted on October 3, 2017. The goal of the UDO review and update is to identify portions of the current Ordinance that are outdated, unclear and need "a fresh look". The updated UDO will result in a cohesive document that is streamlined, reorganized, and easy to navigate.

The updated UDO will serve as a technical tool for professionals to use for development related purposes, but also feature easy to understand language and graphics for citizens, businesses, or civic leaders who want to have a better understanding of the Town's zoning and land use requirements.



## **FREQUENTLY ASKED QUESTIONS**

**What is the Unified Development Ordinance (UDO)?** The UDO is a consolidated document which contains all of the Town's land use and development requirements. The UDO has "chapters" that address specific topics and standards ranging from review procedures and zoning districts to development standards and definitions.

**What is the relationship between the 2017 Comprehensive Plan, UDO and Community Transportation Plan (CTP)?** The 2017 Comprehensive Plan and CTP serve as comprehensive and long-range guides (planning tools) that establish development related vision statements and action items moving forward. The UDO serves as an implementation tool for many of the goals set forth in the 2017 Comprehensive Plan and CTP.

**Is the CTP part of the UDO update?** No, the CTP is being updated as part of a parallel process but not part of the UDO update. Information for both the CTP and the UDO can be found on the Town's website.

**What land area does the UDO regulate?** The UDO applies to land within the Town's corporate limits and extra-territorial jurisdiction (ETJ) as identified on the official zoning map of the Town of Rolesville.

**Why did the Town need to update its UDO?** With the adoption of the 2017 Comprehensive Plan, ongoing efforts of the CTP and recent changes in the state planning laws (NCGS Chapter 160D), standards of the previous UDO were in conflict with recommendations or were outdated. A cohesive, updated document was needed to replace the older UDO.

**What is the UDO's completion schedule?** The UDO update is scheduled for completion by March of 2021; however, that may change slightly due to impacts of COVID-19 on workshops and public hearings.

**Will I have a chance to provide input?** The Rolesville Planning Department through its consultant team, Kimley-Horn and Associates, will provide opportunities to get involved with the UDO update. Respective of COVID-19 safety requirements, public input will be garnered through digital public involvement tools. A Steering Committee will also help guide the development of the UDO, and the Planning Board and Town Board will provide comment at key intersections of the project.



**Can I file an application now for a new building or rezone my property while the update is ongoing?** Yes, development reviews and applications will continue to be accepted, reviewed and scheduled for their applicable hearing under the current standards. If the Town adopts portions of the UDO prior to full document, the new standards will be required to be met.

**Who can I contact for questions about the UDO?** The Rolesville Planning Department is responsible for administering the UDO as it relates to zoning and development. Please call 919-554-6517 or visit the planning department's home page at <https://www.rolesvillenc.gov/planning> for staff contact information.

