PROPOSAL TO AMEND
THE CODE OF ORDINANCES,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA 18-04_

1. **Article 5: Use and Dimensional Standards**
   ☐ Addition
   ☐ Deletion
   ✓ Alteration (additions are *italicized,* and deletions are ~~struckthrough~~.

Section 5.1   Table of Permitted Uses

Uses allowed in the districts named in this ordinance shall be in accordance with the following table in which "x" signifies that the use is permitted as of right, "s" indicates that the use is a special use which requires approval of the Town Board of Commissioners, and a blank indicates that the use is not permitted in that zoning district. Uses allowed in Special Use Districts shall be in accordance with Section 5.3.

	R80 W	*R40 W*	*R 1*	*R1-S*	*R1-D*	*R 2*	*R2-D*	*R3*	*RM H*	*RuM H*	*UM H*	*C*	*C O*	*C H*	*O P*	*I*
Dwelling – single-family *detached*	x	x	x	x	x	x	x		x	x	x		s	s		
Dwelling – two-family					x		x		x							
Dwelling – multi-family					s	s	s	s					*s*	*s*		
Dwelling - Townhouse								*s*					*s*	*s*		
Dwelling – manufactured home									x	x	x					

"Section 5.2   ~~Table of~~ 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
R3 - Multi	20,000	*100*	*15*	*15*	*10*	*15*
R3 -Townhomes	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

* 5.2.2 Additional Dimensional Requirements

(a) Lot width within cul-de-sacs are to have a minimum of 35 feet width fronting the radius of curvature; the required lot width for the zoning district in which the cul-de-sac is located is to be measured at the front yard setback, along a line that parallels the radius of curvature.

(b) Additional dimensional requirements for multi-family dwellings, townhouses, group housing projects, planned unit developments, and mobile home parks, and in watershed districts are contained in the appropriate sections of this ordinance.

(c) For all zoning districts, the ~~The~~ maximum height for all structures *with an interior sprinkler or fire suppression system shall be five stories or 60 feet; all other structures* without an interior sprinkler or fire suppression system must be no taller than 35 feet.

(d) Gasoline pumps and canopies shall be considered part of a principal use, not an accessory use and shall meet all applicable yard requirements for a principal use."

2. **Article 8: Special Use Standards**
   ☐ Addition
   ☐ Deletion
   ✓ Alteration (additions are *italicized,* and deletions are ~~struckthrough~~)

Section 8.3: Specific Conditions

"8.3.12   Use: Single-family dwellings, townhouses, and multi-family dwellings as a special use in CO and CH districts.

8.3.12.1 Requirements:

(a)   An overall concept site plan for the proposed development of the properties within the CO or CH zoning district that identifies areas for either non-residential or residential use, with total gross acreage for each area identified; however, such concept site plan need not include both residential and non-residential use areas. Areas identified for residential use where more than one dwelling type is to be permitted shall be divided into sections, with gross acreages, designating the dwelling type allowed in each section. A residential use area may be designated for only one dwelling type. Any such residential use areas shall be permitted with the maximum density of residential units per gross acreage based upon the dwelling type designated therein as follows:
(1)   Single-family shall not exceed six (6) dwelling units per acre.
(2)   Townhouse shall not exceed ten (10) dwelling units per acre.
(3)   Multi-family shall not exceed sixteen (16) dwelling units per acre.
(b)   The overall concept site plan shall be approved as provided in Section 5.3 for the special use permit.

8.3.12.2 Single-family, Detached Residential Lot Specifications:

(a)   Minor and Major Thoroughfare Frontage: 100 feet. All Other Streets: 50 feet
(b)   Minimum lot area: 6,000 square feet
(c)   Setbacks for residential lots:
   (1)   Front: Minimum of 10 feet from ROW for lots providing on-street parking and/or rear parking serviced by alleys. All other lots require a minimum of 25 feet front setback.
   (2)   Side: Minimum of zero (0) feet with a minimum of 10 feet aggregate between dwelling units. Corner lots will have a minimum of 10 feet side setbacks for sides fronting public streets.
   (3)   Rear: Minimum of 25 feet for lots not serviced by alleys. Building setback from alleys and lanes, including accessory buildings, is 15 feet from the centerline of the alley.
(d)   Accessory buildings: All accessory buildings, including detached garages, are to be to the rear of, and a minimum of ten (10) feet from the principal residence, and ten (10) feet from any public right-of-way.
(e)   Encroachments: Encroachments into the rear setback by structures, including, but not limited to decks and porches, attached to the principal residence may not exceed twelve (12) feet or one-half the distance of the rear setback, whichever is greater, and shall be no nearer than three feet from the rear lot line.

8.3.12.3 Townhouses and Multi-family Dwelling Lot Specifications:

(a)   Minimum lot width: 20 feet
   Minimum front setback: 15 feet from the right-of-way
   Minimum rear setback: 15 feet from the rear property line
(b)   Townhouses are limited to eight (8) units per structure.
(c)   Townhouse structures shall not exceed three (3) stories. Multi-dwelling units structures shall not exceed five (5) stories. Stories shall be determined from the highest adjacent grade at the foundation.
(d)   Parking for townhouses shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as "Mailbox Parking Only." Parking for townhouses may be a combination of on-street parking, (located on either public or private streets constructed to Town standards and specifications for streets), off-street parking lots or garage parking where the garage constitutes the first floor of a townhouse. Front-facing garages shall have at least twenty feet (20') separating neighboring driveways or no more than five feet (5') separating neighboring driveways. If the separation measures five feet (5') or less, the next separation must be at least twenty feet (20'). Rear-facing garages may be accessed by a private alley with no separation requirements.
(e)   Parking for multi-dwelling units shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating

them as *"Mailbox Parking Only."* *Parking areas for multi-dwelling units that abut public streets must be buffered with landscaping, landscaped berms, fences, or other opaque screening as approved in the final site plan.*

(f) *The separation between multi-dwelling units structures shall be a minimum of 30 feet.*

(g) *Recreation Land Dedication. A townhouse development shall comply with the requirements of Section 15.4.8.2 Recreation and Open Space.*

(h) *Improved Recreation Space and Unimproved Open Space Required. All townhouse and apartments that consist of development sites of over four (4) acres shall provide on-site of the development at least 15% of the gross acreage as open space area. Plans for all required 15% of the gross acreage as open space shall consist of a minimum of 35% as improved recreation space area for specific recreation activity shown on the site plan or preliminary subdivision plan with the remaining 65% as unimproved open space area. Required landscaped buffer with fencing and stormwater facilities will be considered as an unimproved open space area.*

(i) *Multi-family residential dwelling units are allowed within an area identified for non-residential use in a multi-story, mixed-use structure with the multi-family residential dwelling units located above the first floor of non-residential use. The total number of multi-family residential dwelling units allowed in all such mixed-use structures shall not exceed 16 times the acreage of the area[s] identified for residential use (provided in Section 8.3.12.1 (a)), less the actual number of dwelling units constructed or to be constructed on such area[s]. Notwithstanding the forgoing, non-residential uses need not be limited to the first floor level of any such mixed-use structure. In the event that the concept site plan contains no areas for residential use, the maximum density of multi-family residential dwelling units allowed in such mixed-use structures shall not exceed 10 dwelling units per acre."*

3. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this ___ day of _____, 2019 by the Town of Rolesville Board of Commissioners.

_____
Frank Eagles
Town of Rolesville Mayor

CERTIFICATION

I, _____, 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 this _____ day of _____, 2019.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this _____ day of _____, 2019.

_____
Robin Peyton
(seal)   Town Clerk