

**PROPOSAL TO AMEND  
THE CODE OF ORDINANCES,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number UDO TA 20-04**

WHEREAS, North Carolina General Statute Section NC Chapter 160A; Article 19, Part, Zoning; Section 160A-381, Grant of power; authorizes local governments by ordinance to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards, courts and other open space, the density of population, the location and use of buildings, structures, and land; and

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town's Unified Development Ordinance described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That Article 2: General Administration; Section 2.1 Board of Commissioners; Subsection 2.1 (2), be amended to read as follows:**

- Addition
- Deletion
- ✓ Alteration (additions are underlined and deletions are ~~struck through~~)

2.1(2) To review, hear, consider and approve, approve with conditions, or disapprove as appropriate:

- (a) The adoption of an ordinance to amend the Rolesville Official Zoning Map (rezoning); provided, however, the final action by the Town Commissioners shall include the adoption of a statement describing whether its action is consistent with the Comprehensive Plan and any other applicable town-adopted plan(s) and explaining why the Commissioners considers the action taken to be reasonable and in the public interest).
- (b) Applications for special use permits.
- (c) Applications for site plans.
- (d) Applications for master subdivision plans.
- (e) Applications for preliminary subdivision plats.
- (f) Alternative Parking Plans. Alternative Parking Plans shall be reviewed in accordance with Section 3.6.2, Quasi-Judicial Evidentiary Hearings, and shall include all required items defined in Section 10.1.11: Town Center Parking Requirements.
- (g) Design Alternatives, where permitted in this UDO. Design Alternatives shall be reviewed in accordance with Section 3.6.2, Quasi-Judicial Evidentiary Hearings.









Dwelling - multi family					S	S	S	S									<u>X</u>
Dwelling - manufactured home									X	X	X						
Dwelling - manufactured home park									X		S						
Drugs, medicines, and cosmetic manufacturing																X	
Eating establishment												X	X	S			<u>X</u>
Eating establishment-no drive thru															X		<u>X</u>
Electronic equipment manufacturing																X	
Electronic gaming operation (see 8.3.10 for additional standards)												S	S	S			
Event venue												S	S	S	S	S	<u>S</u>
Farm machinery assembly, repair, and sales																X	
Farming and trucking	X	X	X		X	X	X		X	X	X						

Food truck													X	X	S		X	<u>X</u>
Food truck uses													X	X	S		X	<u>X</u>
Fitness center													S	S	S	S		<u>S</u>
Funeral home and crematory													X	X	S	X		
Furniture manufacturing																	X	
Golf courses and driving range														S	S			
Governmental facilities	S	S	S	S	S	S	S		S	S	S	X	X	S	X			<u>X</u>
Group care homes (defined by §168 for handicap persons, UDO Articles 3 and 16)	X	X	X	X	X	X	X		X	X	X							
Group housing projects (UDO Article 8.3)			S			S	S	S										
Hardware and housewares manufacturing																	X	
Home occupations	X	X	X		X	X	X	X	X	X	X		X	S				<u>X</u>







(associated with §160A-385.1)																		
Schools (public and private)	x	x	x		x	x	x		x	x	x		x	s			<u>s</u>	
Shopping centers (provided us is listed within this table)													x	x	s		<u>x</u>	
Signs	x	x	x	x	x	x	x	x	x	x	x	x	x	s	x	x	<u>x</u>	
Storage (provided not visible from street and opaque wall/fence with height of six feet)																x		
Storage (provided not visible from street)													x	x	s	x	<u>s</u>	
Uses and buildings customarily accessory to the permitted use (UDO Article 5.5)													x	x	s	x	x	<u>x</u>
Uses in accessory buildings (UDO Article 5.5)	x	x	x	x	x	x	x	s	x	x	x	x	x	s	x	x	<u>x</u>	

Temporary uses (with development standards)			s		s	s	s	s	s	s	s	s	s	s	s	s	x	<u>s</u>
Textiles and cordage manufacturing																	x	
Vehicle sales lots (parking areas for vehicles are paved with asphalt or concrete)													x	s				
Wrecker service and vehicle storage													s	s			s	

**SECTION 4. That Article 5: Use and Dimensional Standards; Section 5.11 Town Center (TC) Standards be added to read as follows:**

- ✓ Addition
- Deletion
- Alteration

**5.11. TOWN CENTER (TC) STANDARDS**

- A. Standards. District development standards are defined for the TC district via a district development standards table and apply to all properties within the TC district.
- B. Measurement of Development Standards. The measurement of development standards included within the TC district are defined in various Sections of this UDO. Each standard within the district development standards table provides a reference to the applicable Section where measurements of the standard are provided. Design alternatives may be requested, where permitted in this UDO, consistent with Section 2.1(2). Design alternatives shall require a quasi-judicial evidentiary hearing by the Board of Commissioners.
- C. Permitted Uses. Uses permitted shall be as identified in Table 5.1: Table of Permitted Uses.
- D. TC District Development Table. District development standards are defined for the TC district via Table 5.11: TC District Development Standards.

- E. **Timing of Development.** To ensure compliance with the intent and standards for a mix of uses within the TC District, a maximum 50 percent of the residential units may be permitted until at least 25 percent of the approved non-residential square footage is permitted (issue of a building permit). The remaining residential units may be permitted upon approval (permit) of at least 50 percent of approved non-residential square footage. The percentage may be modified as part of an approved development agreement.

Table 5.11. TC District Development Standards

STANDARDS		TC REQUIREMENTS
Building Height (See Section 16.4)		<p>Max: 35 Feet (By Right)</p> <p>60 Feet Permitted by Design Alternative, Reviewed by the Board of Commissioners</p> <p>Maximum 60 Feet In Height With An Interior Sprinkler Or Fire Suppression System Is Required. If No Sprinkler Or Fire Suppression System Is Provided, The Building Shall Not Exceed 35 Feet in Height</p> <p>Building Heights Above 35 Feet Require Additional Compatibility Standards Per Section 14.13.3</p>
Density		<p>20 Units/Acre (Single-Use Residential Building)</p> <p>(No Density Standard For Upper Story Residential When Part Of A Mixed-Use Building, And / Or Live-Work Unit)</p>
Building Placement (see Section 16.4) (Min/Max)*1 *2 *3 *4 See Also Streetwalls	Front/Street	0'/20'
	Side	0'/15'
	Rear	0'/45'
Lot (See Section 16.4)	Length (min)	50'
	Width (min)	25'
	Coverage (max)	75%
Frontage (See Section 16.4)	% Requirement	50%
	Active Use Areas	<p>Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)</p> <p>Maximum AUA Depth: 10'</p>
	Encroachments (Upper Story Only; Only Where Clear Of Public Utilities)	<p>Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8'</p> <p>Balconies, Awnings, and Porches are Permitted Encroachments</p> <p>Encroachments Are Only Permitted With Written Authorization From the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have An Easement/Ownership Or Similar</p>



	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances To The Corner Or Provide An Additional Entrance Oriented To The Secondary Street)
Landscaping (See Section 14.13)		Property Perimeter, Parking Perimeter And Vehicle Use Areas And Service Areas; Foundation Plantings  Permitted Open Space Types: Green, Commons, Square, Plaza
Building and Site Design		
Architectural Standards (see Section 16.4)		Blank Walls Not Permitted Facing Any Public Street Frontage Or Non-Mixed-Use Zoning District
Maximum Single-Use/Single-Tenant Building Size (Excluding Residential Only Structures)		35,000 Square Feet  No Size Limits For Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall (See Section 16.4)		Maximum 50 Square Feet Blank Wall Area Or 15% Of The Total Wall Area (Not to Exceed 50 Square Feet)  A Maximum 25' In Length Without A Compliant Design Feature
Minimum Transparency % (By Story) (See Section 16.4)		40% Transparency On First Story, 35% Transparency For Each Story Above
Drive-Through Locations		Side Or Rear Only; Not Adjacent To The Primary Street
Streetwalls Required (See Section 16.4) *5		Drive-Throughs  Parking Areas (Excluding On-Street Parking) Fronting Public Streets  May Be Utilized To Meet The Building Frontage Requirements
Rooflines *6		Only Flat And Gable Roofs Are Permitted; Parapets May Extend 36" Above The Roofline; Mansard Roofs Are Prohibited

Table 5.11. Additional Standards:

\*1 = Subject to Compatibility/Perimeter Standards provided in Section 14.13.3.

\*2 = Measured from the edge of the public right-of-way or existing public sidewalk if not located within the right-of-way.

\*3 = Building placement dimensions may be varied administratively, by the Planning Director. Where multiple buildings are proposed on the same lot or parcel, the building placement shall apply to the primary building as identified on the site plan and if mitigating techniques such as liner buildings, streetwalls or similar are provided.

\*4 = An administrative exception may be granted for side building placement that utilize fire-rated separation walls within 10 feet of side property lines, per compliance with 601 NCSBC-2018, Table 601 and Table 602.

\*5 = Streetwalls shall be constructed of brick, masonry, stone, wrought iron/aluminum, or other decorative material and shall be designed with the same building materials and architectural appearance as the primary structure. Wood, fencing, and chain link are prohibited materials for a streetwall. Streetwalls shall be a minimum of three (3) feet and a maximum of four (four) feet in height. Breaks in streetwalls are permitted to allow for pedestrian or vehicular access, recessed storefront entrance, plazas, or for tree protection. Streetwalls may be a maximum of 50 feet. Breaks must be provided through the use of columns or offsets, including landscaping/trees, of at least 10 feet in width, up to a maximum of 20 feet in width. On corner parcels, the corner of the building may be recessed from the front and side property lines on a diagonal. Streetwalls or combination of streetwalls and canopy trees with hedge not to exceed three (3) feet in height may be substituted for a continuous streetwall. Streetwalls shall constitute at least two-thirds (2/3) of the frontage where a streetwall/tree/hedge design is used.

\*6 = Building rooflines that face a street shall not exceed a linear distance of 35 feet without the introduction of a physical articulation of no less than one (1) foot in the vertical direction.

**SECTION 5. That Article 9: Additional Development Standards; Section 9.14 Masonry Ordinance, subsection 9.14.6 be added to read as follows:**

- ✓ Addition
- Deletion
- Alteration

**9.14.6 TOWN CENTER**

A. The Town Center district shall require brick exterior wall construction, either natural or man-made brick or stone (or a combination), for any nonresidential structure that is approved after the effective date of this Ordinance. The primary façade material used in construction shall compose, as a minimum, sixty (60) percent of the non-glass wall surface. For the purpose of this Section, primary façade shall be defined as any façade facing a street right-of-way or drive aisle that serves as a connection; secondary facades shall be defined as any façade which does not face a street right-of-way or drive aisle that serves as a connection. Section 9.14.2 through 9.14.5 shall apply to the Town Center district and the following standards shall also apply:

1. Wood or concrete shake siding is prohibited.
2. Vinyl siding is prohibited.
3. Painted brick is prohibited.
4. Split or smooth faced concrete block is prohibited.
5. Metal siding may be permitted up to a maximum five (5) percent of the non-glass wall surface, trim and accents.
6. Exterior insulation finishing system (EIFS) may be permitted on secondary facades.



**SECTION 6. That Article 10: Parking and Loading Requirements; Section 10.1 Off-Street Parking Requirements be added to read as follows:**

- ✓ Addition
- Deletion
- Alteration

10.1.11 TOWN CENTER PARKING REQUIREMENTS. The following shall be the allowable range of off-street parking spaces provided for uses within the Town Center District. The following standards shall be applied to uses, as illustrated on a concept plan, site plan or similar document.

USES	NUMBER OF REQUIRED OFF-STREET PARKING SPACES	
	MINIMUM REQUIRED	MAXIMUM ALLOWED
MIXED-USE RESIDENTIAL	Two spaces per dwelling unit* <sup>1</sup>	Three spaces per dwelling unit
MIXED-USE NONRESIDENTIAL	Three spaces for each 1,000 square feet of gross floor area	Five spaces for each 1,000 square feet of gross floor area
<b>Notes</b> *1: Includes guest parking		

A. Town Center Parking. It is understood that due to its nature, the TC district shall allow for lower off-street parking requirements than traditional zoning districts. Parking within this district may allow for on-street parking, parking structures, and alternative parking plans. The numbers above assume a mixed-use development. For developments not of a mixed-use nature that exclusively have single-use buildings, the standard parking rates per Section 10.1.10 shall apply. The following standards for mixed-use development shall apply:

1. On-Street Parking. Up to five (5) percent of the required off-street parking may be provided through on-street parking. On-street parking shall be located within five-hundred (500) feet walking distance of the building for which it is used, along an improved path, sidewalk, or similar constructed facility, and is permitted to be counted toward the required off-street parking requirements.
2. Parking Structures. Parking structures may be permitted as part of a site plan per the review process defined in Section 2.1 and the standards defined in Section 14.2.1. Parking structures shall utilize the same elements as those found within the principal building. Such features shall not exceed fifty (50) percent of the façade, to allow for increased light and ventilation. Glazing standards are not required.
3. Shared Parking. The following shared parking standards shall be required in the TC district. Shared parking shall reduce the overall required minimum off-street parking by fifteen (15) percent. An applicant shall submit a shared parking

analysis to the Board of Commissioners as a means of reducing the total number of required off-street parking spaces required. Shared parking analysis, at minimum, shall include and comply with the following:

- a. Identification of proposed uses within the development.
  - b. Calculation of the fifteen (15) percent shared parking reduction which will be applied, per proposed use.
  - c. Proposed uses served by the shared parking arrangement shall have different peak parking demands or otherwise operate in a manner that the uses sharing parking have access to the required minimum number of off-street parking spaces when in operation. Narrative and calculations shall be prepared by a Professional Engineer or Certified Land Use Planner and provided as part of the shared parking analysis, explaining the merit of the shared parking arrangement.
4. Alternative Parking Plan (APP). An applicant may propose an alternative parking plan (APP) if off-street parking requirements cannot be met consistent with Section 2.1.2(g). The Board of Commissioners shall accept an APP in place of the parking requirements for a proposed use, only if the below requirements are met:
- a. A parking study must be submitted that is prepared by a registered Professional Engineer or Certified Land Use Planner.
  - b. The study must include the size, type, and proposed use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of the proposed development are unique in nature.
  - c. An APP shall be granted only where the narrative and data provided by the registered Professional Engineer or Certified Land Use Planner clarify the need for the APP, the context of the APP, consequences of the APP, and that the APP will not constitute a public nuisance or detriment to the Town, including but not limited to parking in non-designated areas, blocking of traffic, restriction of access (both vehicular and pedestrian), and public safety.

**SECTION 7. That Article 14: Landscape and Appearance Standards; Section 14.13 Town Center Landscaping, Buffering, and Compatibility be added to read as follows:**

- ✓ Addition
- Deletion
- Alteration

**14.13 TOWN CENTER LANDSCAPING, BUFFERING, AND COMPATIBILITY**

**14.13.1 TOWN CENTER OPEN SPACE**

- A. Intent. Open space provides and serves the Town Center (TC) district with active and passive recreational opportunities. Open space shall be provided at all levels to



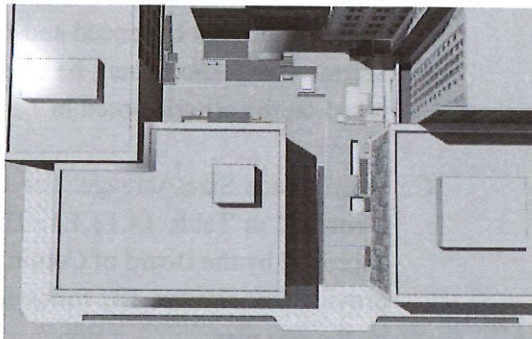
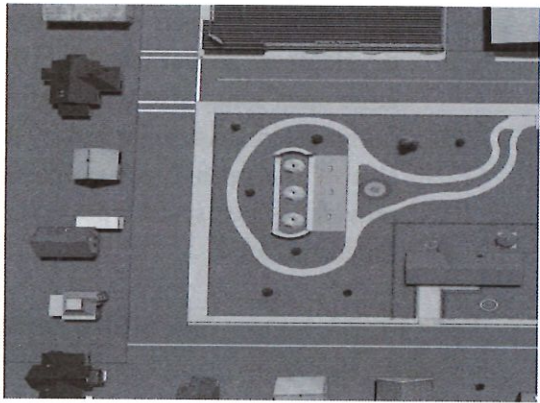
ensure an appropriate mix. Stormwater management practices, such as storage and retention facilities, may be integrated into open space types and utilized to meet stormwater requirements for surrounding parcels per this Section.

- B. Stormwater Features. Stormwater features may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond as part of the landscape design. Where stormwater features are used for open space purposes of this Section, stormwater features shall not be fenced and shall not impede public use of the land they occupy. Stormwater features may be counted towards a percent of the required open space based on the criteria noted in Table 14.13.1.2.
  
- C. Open Space Size/Acreage. For the purposes of this Section, open space sizes are identified in Table 14.13.1.1. The sizes may be modified by a design alternative, approved by the Board of Commissioners based on the location, facilities/ amenities provided, or similar. The following shall apply to the development as a whole based on the site plan:
  - 1. Mixed-Use and Non-Residential Development: Shall set aside ten (10) percent of the total development as open spaces uses.
  - 2. Residential Development: Shall set aside one (1) acre for each fifty (50) residential units provided. For residential developments less than fifty (50) units, ten (10) percent of the total development shall be set aside as open space. This shall not apply to individual lots or residential development that are not a subdivision.
  
- D. Additional Open Space Standard. Development or redevelopment shall provide the following: Development shall provide one or more of the open space sizes and corresponding open space types meeting the set-aside standards above. For development greater than ten (10) acres, at least one (1) medium and at least one (1) large open space size type shall be provided. This standard may be modified by a design alternative, approved by the Board of Commissioners based on the type and size of the open space proposed, provided there is no decrease in open space provided. Open space types and requirements are identified in Table 14.13.1.1 and Table 14.13.1.2.

Table 14.13.1.1. Open Space (Size/Acreage)

Open Space Size	Acreage (range)
Small	0.25 – 1.5
Medium	1.5 – 5.0
Large	5 or greater

Table 14.13.1.2. Open Space Types

Open Space Type	Illustrative
<p><b>Plaza</b></p> <p><b>Description:</b> Plazas are generally small to medium scale; serves as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other open space type. Typically located in the front or sides of a building or group of buildings; plazas may not be located in the rear of the building or property except as approved as part of a zoning permit.</p> <p><b>Components:</b> Size: Small, Medium</p> <p><b>Features:</b> Shade structures, seating/benches, tables, including gaming tables; Special features, such as fountains and public art, are encouraged.</p>	
<p><b>Pocket Park</b></p> <p><b>Description:</b> Pocket parks are generally small in scale; primarily landscaped active or passive recreation and gathering space within a one-quarter mile walking distance of a majority of residents.</p> <p><b>Components:</b> Size: Small</p> <p><b>Features:</b> Shade structures, gazebo, seating areas, multi-purpose lawn space, playground/play space, trail; may also be formed around and include an environmental feature such as a stream, creek, or wetland.</p>	



## Square

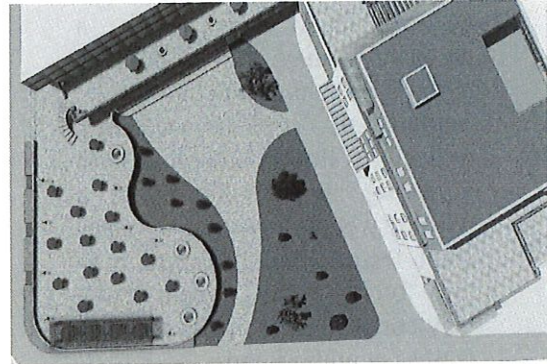
### Description:

Squares are small to medium in scale; serve as a more formal open space for gathering for civic, social, and commercial purposes. Squares are typically rectilinear in shape and are bordered on all sides by a vehicular right-of-way (public and/or private), which, together with building frontages, creates its definition and boundaries.

### Components:

Size: Small, Medium

Features: Shade structures, gazebo, seating areas, multi-purpose lawn space, playground/play space, sidewalks, or other pedestrian facilities.



## Green

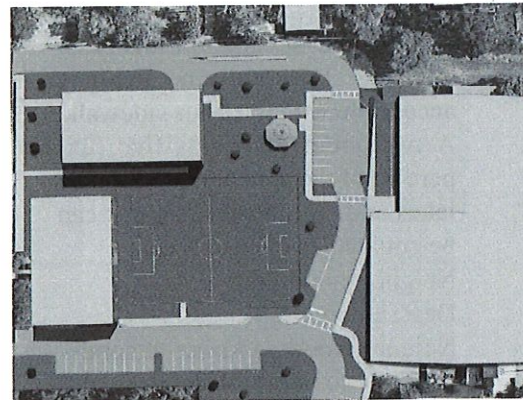
### Description:

Greens are generally small to medium scale; provide more informal spaces supporting active or passive recreation for neighborhood residents within walking distance. Typically bounded by streets and/or the fronts of buildings.

### Components:

Size: Small, Medium

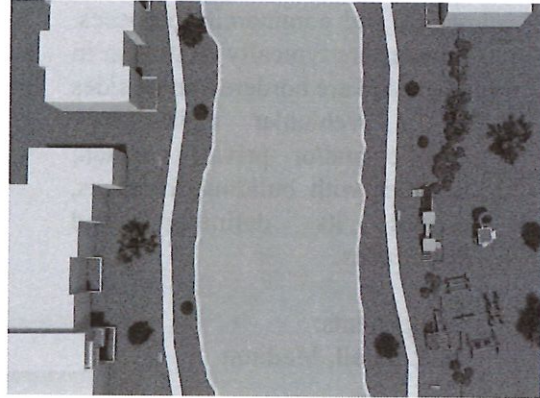
Features: Shade structures, gazebo, seating areas, multi-purpose lawn space, playground/play space, limited/small scale recreational facilities.



### Linear Park

#### Description:

Linear parks are presumed to be medium to large scale; may also be referred to and used as a greenway; may be formalized based on its function (i.e., multimodal trail/connectivity), typically follow a natural feature including but not limited to a stream, wetland system, or man-made feature natural feature; may also follow streets. Linear Parks may connect other open spaces as well as neighborhoods.



#### Components:

Size: Medium, Large

Features: Walking trails, sidewalks, environmental features (wetlands, creeks, streams), shade structures, gazebo, seating areas, multi-purpose lawn space, playground/play space. Human-made lakes and stormwater features are included in this type; however, they must be publicly accessible with a trail or sidewalk. A maximum of twenty-five (25) percent of the area of human-made lakes and stormwater features can be counted as open space.

### Neighborhood Park

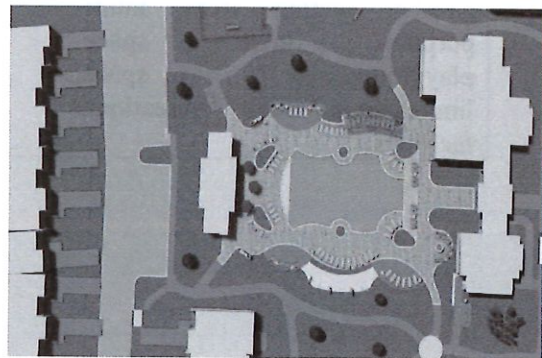
#### Description:

Neighborhood parks are generally medium to large scale; provides formal and/or informal active and passive recreational activities to residents and the community.

#### Components:

Size: Medium, Large

Features: Shade structures, gazebo, seating areas, multi-purpose/sports fields, pools and splash pads, great lawn playground/play space, natural





environments, and plantings. Human-made lakes and stormwater features are included in this type; however, they must be publicly accessible with a trail or sidewalk. A maximum of twenty-five (25) percent of the area of human-made lakes and stormwater features can be counted as open space.

#### 14.13.2 TOWN CENTER BUFFERING

- A. Intent. Perimeter Buffer areas shall consist of a landscaped buffer intended to mitigate and screen the property from adjacent properties and public right-of-way.
- B. Perimeter Buffer Area Standards. This Section describes minimum perimeter buffering standards for the TC district.
  - 1. A perimeter buffer (i.e. buffer) area is determined exclusive of any required yard; however, perimeter buffers may be located in required yards.
  - 2. Buffer areas must be located within the outer perimeter of the lot, parallel to and extending to the lot line.
  - 3. Buffers are located and measured from the property line. No buildings, structures, principal or accessory uses are allowed in the buffer. Only the items identified in this Section are permitted within the buffer.
- C. Location. Perimeter buffers begin at the common property line, immediately abutting the adjacent property. Where there is a perimeter easement (such as a drainage or utility easement) that does not allow for the installation of the buffer, then the required buffer shall be placed as close to the property line, adjacent to the easement, as possible.
- D. Permitted Items Within Buffers. Required and additional plant materials, fences, walls, and berms are permitted in a buffer.
- E. Plant Material. Required plant material, including ground cover and lawn grasses, shall be planted within the buffer. Plant material may be planted parallel to the buffer perimeter or may be meandered for aesthetic purposes. Required plant material may not be clustered and shall be planted in accordance with this Section and Article 14: Landscape and Appearance Standards. Buffers may incorporate greater width and additional plant materials. Perimeter buffer types standards are defined and illustrated in this Section.

- F. Fences and Walls. Required fences and walls shall be installed in accordance with Section 14.6.9: Existing Vegetation, Fences, Walls, and Berms. Required fences and walls shall be inside the buffer, not along the outer perimeter and boundary line. Required plant material shall be installed in front of any required fence, so the required plant material is completely visible from the adjacent property or right-of-way.

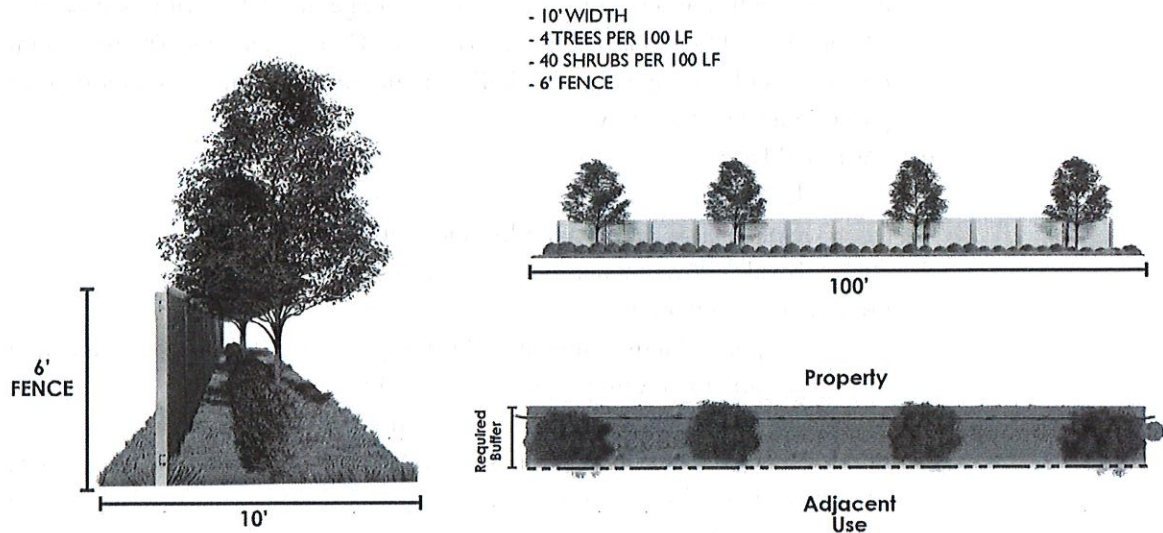
Perimeter Buffer Types. The TC district shall require the minimum perimeter buffer defined in Table 14.13.2.

Table 14.13.2. TC Perimeter Buffer Type Table

Standard	Measurement
Minimum Width	10'
Minimum Canopy Trees	4
Minimum Understory Trees	N/R
Minimum Shrubs	40
Minimum Fence	6'
Minimum Wall	N/R
Minimum Berm	N/R
<p>Key:</p> <ul style="list-style-type: none"> <li>• N/R = Not Required</li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Measurements provided are per 100 linear feet.</li> <li>• Fences and walls are measured in height consistent with this UDO.</li> <li>• Trees and plants may not be clustered to achieve requirements; a maximum allowable 10' gap may be permitted.</li> <li>• Minimum shrubs may be double staggered.</li> <li>• Canopy trees may be on both sides of a wall as long as a minimum one-half of the required canopy trees are in front.</li> <li>• Required parking area buffers and standard buffers between lots are still required in addition to required buffer types per Article 14.</li> <li>• Where a fence or a wall are provided, the required landscape materials (i.e. canopy trees, understory trees and shrubs) shall be placed between the fence/wall and the perimeter property line. Additional materials may be placed between the fence/wall and the internal use.</li> </ul>	

TC Perimeter Buffer Illustration. The following image shows an example of a TC perimeter buffer. The image is for illustrative purposes only.

### TC Perimeter Buffer



### 14.13.3 TOWN CENTER COMPATIBILITY

A. Compatibility Standards. Recognizing that the TC district abuts non-mixed-use districts, this Section intends to provide techniques to enhance compatibility between districts. These standards apply only to uses and buildings located at the perimeter of the TC district and not internal to the district. This Section identifies "compatibility transition areas" which are intended to minimize potential incompatibilities. The following standards shall also apply:

1. Compatibility transition areas shall be provided within the TC district.
2. The standards/dimensions provided in this Section may be modified as part of a design alternative where permitted, and be approved by the Board of Commissioners, provided that the requirements of Section 2.1(2)(g) are met.
3. There are no additional buffering requirements if a public right-of-way of at least fifty (50) feet in width separates the uses.

B. Compatibility Transition Areas. The specific dimensions and requirements for each area are provided in the following Sections.

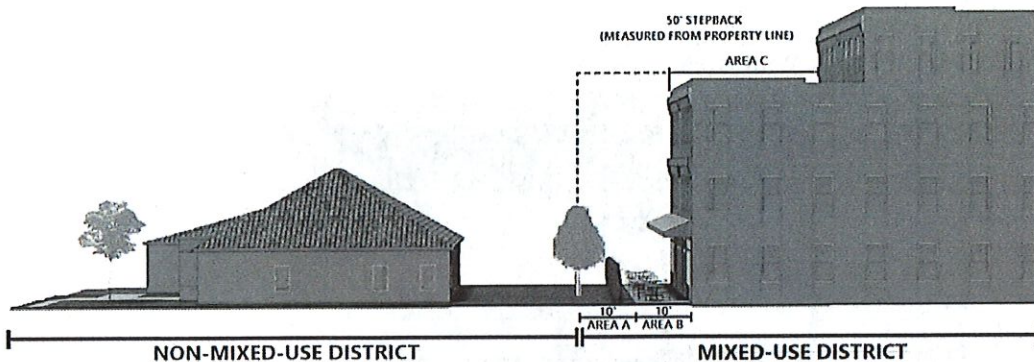
#### 1. Compatibility Transition Area A: Buffer

- a. Intent. Compatibility Transition Area A consists of a landscaped buffer intended to buffer and screen the non-mixed-use district from the TC district. No buildings, structures, principal or accessory uses are allowed in the buffer other than permitted in this subsection.



- b. Location. Area A begins at the common property line, immediately abutting the TC district boundary line and the adjacent property.
  - c. Width. Consists of a minimum ten (10) feet landscaped buffer, with one (1) canopy tree per thirty (30) linear feet of the boundary line. A six (6) feet tall masonry wall may be substituted for the hedge and knee wall as part of a design alternative, approved by the Board of Commissioners. The minimum ten (10) feet landscaped buffer shall be maintained and may not modified as part of a design alternative.
  - d. Permitted Uses
    - i. Landscaping
    - ii. Open spaces (plazas, parks, commons)
    - iii. Swales, low-impact/ bioretention facilities.
  - e. Design and Installation
    - i. Required landscaping in a buffer yard must meet the design and installation requirements of Article 14.
2. Compatibility Transition Area B: Use Restriction
- a. Intent. Compatibility Transition Area B shall be occupied by open areas and/or low intensity uses, such as surface parking, alleys, landscaping, active use areas, outdoor dining, and limited service-related structures. Primary uses and accessory uses shall not be permitted in Area B unless expressly permitted in this subsection.
  - b. Location. Area B begins at the edge of the protective yard of Area A and extends towards Area C and / or the primary structure(s).
  - c. Width. Shall be a minimum of ten (10) feet in width.
  - d. Permitted Uses/Activities:
    - i. Yard – one (1) tree every thirty (30) linear feet.
    - ii. Garden, park, open space.
    - iii. Outdoor dining.
    - iv. Patios.
    - v. Enclosed lanai/porches.
    - vi. Parking, paths, walkway, sidewalk.
3. Compatibility Transition Area C: Height and Form
- a. Intent. Compatibility Transition Area C is provided to mitigate potential visual nuisances that height may bring and is intended to restrict the height and form of development to decrease the potential impact of new mixed-use multi-story structures on residential zoning use districts. Transition Area C is achieved through a building setback. The required building setback shall apply to those portions of the building greater than the maximum by right height permitted in the district.
  - b. Location. Area C begins at the edge of Area B and extends inward.
  - c. Width. Measures, from the edge of Area B, a minimum of thirty (30) feet inward subject to the widths of Area A and B.





C. Form Standards. The sides and rear facade of the building that faces the non-mixed-use district shall meet the architectural requirements of Section 5.11: Town Center (TC) Standards, with respect to windows, architectural features, and transparency requirements.

D. Shallow Lots. Recognizing that existing lots of record less than one-hundred (100) feet in depth may not be able to meet requirements of this Section, a design alternative may be requested for the existing lots of record less and one-hundred (100) feet in depth, approved by the Board of Commissioners to:

1. The widths of Compatibility Transition Area A, Area B, and Area C by fifty (50) percent; and/or
2. Allow the combination of Area A and Area B to a total of ten (10) feet, provided a six (6) feet tall opaque masonry wall and required landscaping is provided.

**SECTION 8. That Article 16: Definitions; Section 16.4 Town Center District Standards Definitions be added to read as follows:**

- ✓ Addition
- Deletion
- Alteration

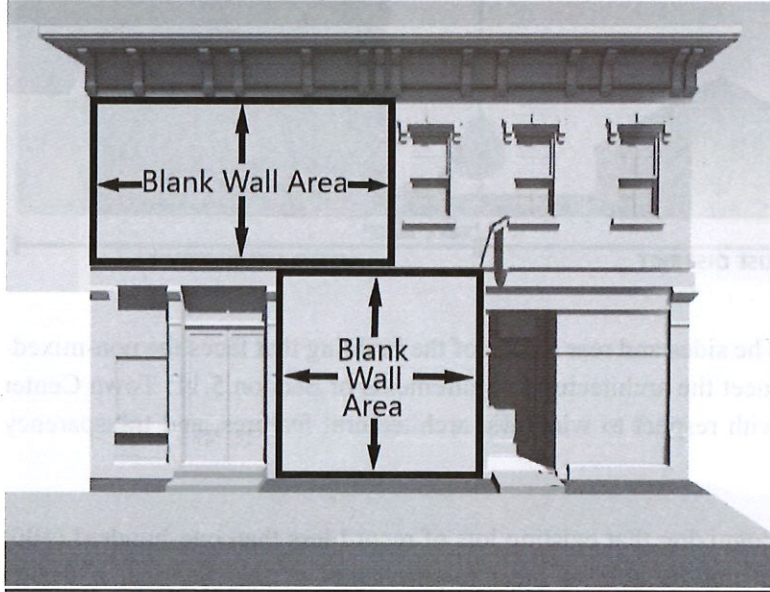
**16.4 TOWN CENTER DISTRICT STANDARDS DEFINITIONS**

The following standards are specific to the Town Center district within the Town of Rolesville. Due to the nature of mixed-use districts, which implement elements of form-based codes, the development standards in this Section have been adopted herein.

**BLANK WALL AREA.** Blank Wall Area shall refer to portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in-depth, or a substantial material change and is displayed. A different color or shade of paint shall not be considered a significant material change. Blank wall area applies

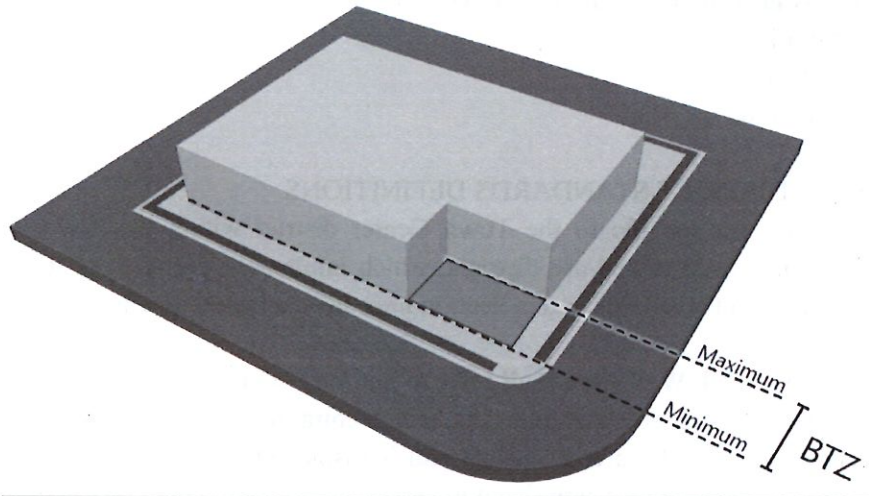
in both a vertical and horizontal direction of the building façade and applies to ground floors and upper floors.

Figure 16.4.1. Blank Wall Area



**BUILDING PLACEMENT:** Building Placement shall define standards for building placement in the form of a Build-To Zone (BTZ). The BTZ shall include a range of distances, expressed as a minimum and maximum setback, and as the range at which construction of a building façade is to occur on the lot, running parallel to the property line, ensuring a uniform façade along the street. The BTZ requirements shall include a front/street, side, and rear.

Figure 16.4.2. Building Placement





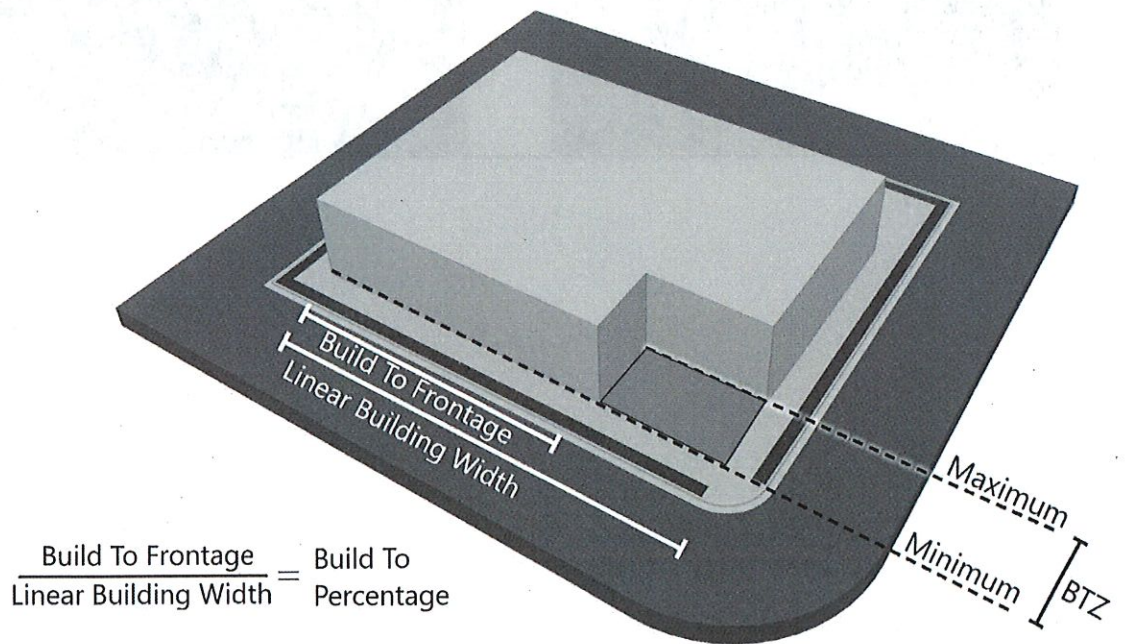
**DRIVE-THROUGH:** A drive-through is a drive aisle facility which provides service directly to a motor vehicle, or where a customer drives a motor vehicle onto the premise and to a window or mechanical device through which the customer is serviced. The customer does not exit the vehicle. Fueling stations and accessory functions of a car wash are not considered a drive-through for the purpose of this definition.

**FAÇADE, PRIMARY:** A primary façade is that portion of the building elevation (wall) facing a street right-of-way or drive aisle that serves as a connection.

**FAÇADE, SECONDARY:** A secondary façade is that portion of the building elevation (wall) shall which does not face a street right-of-way or drive aisle that serves as a connection and faces private interior courts, common lot lines, alleys, and common drives.

**FRONTAGE (BUILD TO PERCENTAGE):** Frontage, also referred to as the Build To Percentage (% Requirement), indicates the percentage of the width of the building in relationship to the width of the lot. Frontage dictates what percentage of the linear distance of the façade of a building must be located along the lot width. Active use areas refer to those areas along a frontage that may provide for active uses such as a forecourt, courtyards, outdoor dining, merchandise display, and shared gardens. Active use areas may be used to achieve frontage requirements.

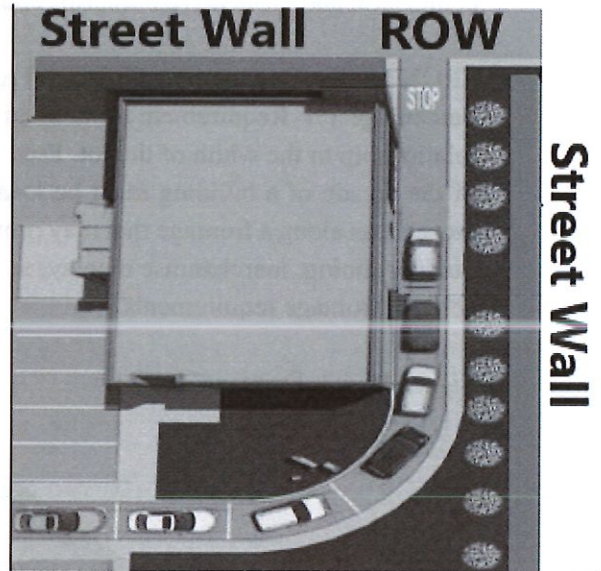
Figure 16.4.3. Frontage



**MIXED-USE:** The combination of either commercial, office, industrial and residential uses within a single building or within one single development. Mixed-use development may be vertically integrated within a single building or horizontally integrated where a development contains two or more buildings and/or uses. Mixed-use within a single building shall have commercial uses on ground floors and shall have residential uses on upper floors only.

**STREETWALLS:** A streetwall is a consistent and continuous freestanding wall that runs parallel along a building frontage and/or property line, along rights-of-way, parking areas, or incompatible adjacent uses. Streetwalls provide privacy, scale and strengthen definition of the public realm.

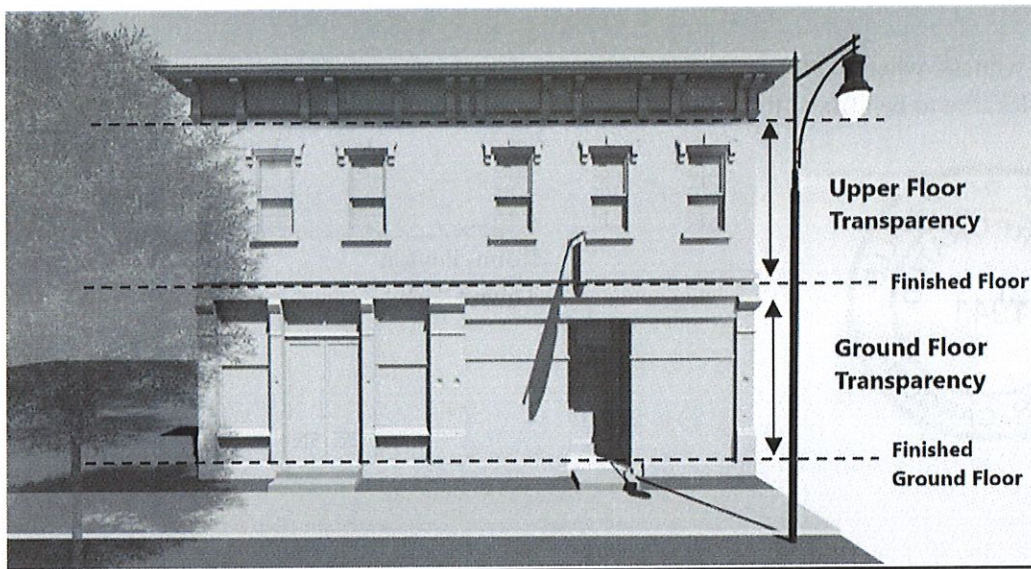
Figure 16.4.4. Streetwalls





**TRANSPARENCY AREA:** Transparency Area requirements promote visually appealing building facades. Transparency is the minimum percentage of windows and doors that must make up a ground floor (first story) or upper story façade. A minimum transparency percentage is required for each story of a structure.

Figure 16.4.5. Transparency Area



**SECTION 9. Effective Date.** This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 5 day of January, 2020 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin  
Town of Rolesville Mayor

**CERTIFICATION**

I, Robin 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 this 5<sup>th</sup> day of January, 2020.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 5<sup>th</sup> day of January, 2020.



Robin Peyton  
Robin Peyton  
Town Clerk