PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-26-0010 Land Development Ordinance (LDO) Text Amendments to Section 6.8 Design Standards
Ordinance # ORD-2026-_26

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Section 6.8 to exempt government facilities from the design standards.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2026) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may 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 spaces; the density of population; the location and use of buildings, structures, and land.

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

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

SECTION 1. That Section 6.8. Design Standards be amended to read as follows:

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

6.8. DESIGN STANDARDS

6.8.1 PURPOSE, INTENT AND APPLICABILITY

A. **Purpose and Intent.** The purpose and intent of this section is to provide minimum requirements for the design and configuration of single family (detached and attached) and duplex, multifamily, and industrial buildings, and developments. These standards are intended to provide the town's expectations for the quality and appearance of new development through

the use of architectural designs, building features, exterior materials and colors, desirable design elements, and detailing. All provided figures, images, and rendered photographs are for illustrative purposes only; the text, dimensions and/or standards shall apply in all cases where there is a conflict.

B. **Applicability.** All new development shall comply with the standards of this section, with the exception of Buildings developed as the Zoning Specific Use of "Government Facility". Development existing prior to the adopted date of this LDO, as well as redevelopment of buildings established prior to the adopted date of this LDO, are encouraged but not required to comply with these standards. The following standards shall apply in instances of repairs, renovations and/or additions:

   1. A building may be repaired or renovated without complying with the requirements of this section, provided there is no increase in gross floor area.

   2. When a building or site is increased in gross floor area or improved site area by greater than twenty-five (25) percent, both the additional area and existing area must conform to the standards of this section. Notwithstanding any standards of this section to the contrary, any additions to a building which is constructed in compliance with the standards of this section may continue the design of the existing building, including building materials, colors, textures, architecture, roofs, façades, and other detailing.

C. **Exemptions.** The standards of this section shall not apply to the following:

   1. Development located in the Industrial zoning district (see Section 6.8.7: Industrial Design Standards).

   2. Conversion of a building from one (1) permitted principal use to another permitted principal use.

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

SECTION 5. That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

SECTION 6. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 8th day of October 2026 by the Town of Rolesville Board of Commissioners.

TOWN OF ROLESVILLE INCORPORATED 1941 NORTH CAROLINA

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, CHRISTINA FRAZIER, 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 8 day of OCTOBER, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 8 day of OCTOBER, 2026.

Christina Frazier
Town Clerk

(seal)