

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-24-02 Building Height Requirements
Ordinance # 2025-O-01**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Sections 3. Zoning Districts and 11.7. Definitions.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) 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 Sections 3.2. Nonresidential Zoning Districts and 3.4. Mixed Use Districts be amended to read as follows:

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

Zoning District	Building Height Requirement
3.2. Nonresidential Districts	
3.2.1. General Commercial (GC)	Max. 35-42' ; <u>Design Alternative to go up to 50'</u>
3.2.2. Commercial Highway (CH)	Max. 35' Without Sprinklers, 60' With Sprinklers
3.2.3. Office and Professional (OP)	Max. 35-42' ; <u>Design Alternative to go up to 50'</u>
3.2.4. Business, Industrial, and Technology (BT)	Max. 35' Without Sprinklers, 60' With Sprinklers
3.2.5. General Industrial (GI)	Max. 35' Without Sprinklers, 60' With Sprinklers
3.4 Mixed Use Districts	
3.4.1. Town Center (TC)	Max: 35-60' (By Right) If Design Alternative Is Approved, Maximum 60' In Height If an Interior Sprinkler or Fire Suppression System Is Required. If No Sprinkler or Fire

	Suppression System Is Provided, The Building Shall Not Exceed 35' in Height Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.
3.4.2. Activity Center (AC)	Max: 35<u>60</u>' (By Right) 60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.
3.4.3. Neighborhood Center (NC)	Max: 35<u>45</u>' (By Right) 60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.

SECTION 2. That Section 11.7. Definitions be amended to read as follows:

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

Building Height : Building Height is measured as the vertical distance from the finished floor elevation to one of the following: the base of parapet or roof line of a flat roof, the midpoint of a pitched roof (gable, hip, or gambrel), or the deck line of a mansard roof.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. 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 5. 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 6. That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

SECTION 7. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 7th day of January 2025 by the Town of Rolesville Board of Commissioners.

A handwritten signature in dark ink, appearing to read "Ronnie I. Currin", written over a horizontal line.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, CHRISTINA YNCLAN 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 7 day of JANUARY, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 7 day of JANUARY, 2025.

(seal)



Christina Yncian
Christina Yncian
Town Clerk