

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-25-03 Government Facilities Use, Use Standards, and Definition
Ordinance # 2025-O-06**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Sections 4.2.3. Permitted and Special Uses in Watershed Overlay, Table 5.1. Principal Uses, 5.1.3. Civic Principal Uses, and 11.7. Definitions to consolidate and clarify Government Facilities Uses.

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 4.2.3. Permitted and Special Uses in Watershed Overlay, Table 5.1. Principal Uses, 5.1.3. Civic Principal Uses, and 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~~)

4.2.3. Permitted and Special Uses in Watershed Overlay

A. **Watershed Overlay:** Only the following uses are allowed in the Watershed Overlay:

16. ~~Public~~Government Facilities

Table 5.1. Principal Uses

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
CIVIC USES													
Government Office Facility	-P	-P	-P	-P	P	P	P	P	P	P	P	P	5.1.3.G.
Public Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-
Public Safety Facility	-	-	S	-	P	P	P	P	P	P	P	P	5.1.3.K.

5.1.3. Civic Principal Uses

G. Government ~~Office~~ Facility.

1. Characteristics. A building, or portion of a building, wherein government activities are performed involving ~~predominantly~~ administrative, record keeping, professional, ~~and/or~~ clerical, and public safety operations and where professional services are rendered.
2. Accessory Uses. Accessory uses may include cafeterias or cooking facilities, day care facilities, health facilities, parking, holding cells within a police station, outdoor storage yards, or other amenities ~~primarily for the use of employees in the firm or building~~.
3. Examples. Examples include government offices, court houses, public work facilities, public safety facilities, municipal government buildings, libraries.
4. Use Standard. Buildings must be set back at least one hundred feet (100') from adjacent residentially zoned property.
5. Use Standard. When Government Facilities are located on residentially zoned property and adjacent to other residentially zoned property, a minimum twenty-five foot (25') landscape buffer providing at least seventy percent (75%) opacity is required.

~~K. Public Safety Facility~~

1. ~~Characteristics. Facilities operated by a public safety agency for the purpose of providing safety-related services to the public.~~
2. ~~Accessory Uses. Accessory uses may include parking, cooking facilities, or holding cells within a police station.~~

~~3. Examples. Public safety facilities including fire stations, police stations, and emergency communication broadcast facilities.~~

11.7. Definitions

~~Public Facilities: A facility housing government offices, shops, maintenance and repair centers, equipment, and outdoor storage yards.~~

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 1st day of April 2025 by the Town of Rolesville Board of Commissioners.



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 1 day of APRIL, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 1 day of APRIL, 2025.



Christina Yncian

Christina Yncian
Town Clerk

[Faint signature]