

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-25-05 Multifamily Building Transparency Requirements
Ordinance # ORD-2025-19**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Sections 3.4.1., 3.4.2., 3.4.3., and 6.8.6.G. for Multifamily Building Transparency Requirements.

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 LDO Sections 3.4.1., 3.4.2., 3.4.3., and 6.8.6.G. be amended to read as follows:

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

Table 3.4.1. TC District Development Standards

Minimum Transparency % (By Story) <u>(Excluding Residential Only Structures)</u>	40% Transparency on First Story, 35% Transparency for Each Story Above
--	--

Table 3.4.2. AC District Development Standards

Minimum Transparency % (By Story) <u>(Excluding Residential Only Structures)</u>	40% Transparency on First Story, 35% Transparency for Each Story Above
--	--

Table 3.4.3. NC District Development Standards

Minimum Transparency % (By Story) <u>(Excluding Residential Only Structures)</u>	40% Transparency on First Story, 35% Transparency for Each Story Above
--	--

Section 6.8.6.G. Multifamily Design Standards, Transparency

Building facades shall be designed to have a minimum transparency, through the use of windows and doors, on ground floor and upper floors. Transparency standards shall apply to all sides of a building facing a public and/or private street. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from the public and/or private street. The minimum transparency for multifamily buildings is ~~thirty~~ twenty-five (~~30~~25) percent, unless stated otherwise in this LDO.

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 5th day of August 2025 by the Town of Rolesville Board of Commissioners.



Ronnie I. Curria
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 5 day of AUGUST, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 5 day of AUGUST, 2025.



Christina Ynclan
Christina Ynclan
Town Clerk