

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-25-11 Land Development Ordinance (LDO) Text Amendments to
Section 6.2.2.1.F. Perimeter Buffer Types and Table 6.2.2.2. Required Perimeter Buffer
by District
Ordinance # ORD-2026-08**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Section 6.2.2.1.F. Perimeter Buffer Types and Table 6.2.2.2. Required Perimeter Buffer by District to allow landscape only perimeter buffers between residential subdivisions.

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 Section 6.2.2.1.F. and Table 6.2.2.2. be amended to read as follows:

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

6.2.2.1.F.2. Perimeter Buffer Type 2

- a. **Where shown in Table 6.2.2.2., Perimeter Buffer Type 2L denotes landscape materials only; a fence is not required.**
- b. **Type 2L Perimeter Buffers must include twice the amount of landscape materials than Type 2 Buffers to achieve a minimum seventy-five percent (75%) level of opacity from ground level to six feet (6’) in height.**

- c. Type 2L Perimeter Buffers must include at least four (4) evergreen trees per one hundred (100) linear feet, either tree or understory tree. In addition, at least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.

6.2.2.1.F.3. Perimeter Buffer Type 3

- a. Where shown in Table 6.2.2.2., Perimeter Buffer Type 3L denotes landscape materials only; a wall is not required.
- b. Type 3L Perimeter Buffers must include twice the amount of landscape materials than Type 3 Buffers to achieve a minimum seventy-five percent (75%) level of opacity from ground level to six feet (6') in height.
- c. Type 3L Perimeter Buffers must include at least four (4) evergreen trees per one hundred (100) linear feet, either tree or understory tree. In addition, at least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.

Table 6.2.2.2. Required Perimeter Buffer by District

Zoning District of Adjacent Property	RL	RM	RH	MH	GC	CH	OP	BT	GI
RL	1L	2L	3L	3	3	3	3	3	4
RM	2L	1L	3L	3	3	3	3	3	4
RH	3L	3L	1L	2	2	2	2	2	4
MH	3	3	2	1L	2	2	2	2	4
GC	3	3	2	2	N/A	1L	1L	1L	4
CH	3	3	2	2	1L	N/A	1L	1L	4
OP	3	3	2	2	1L	1L	N/A	3	4
BT	3	3	2	2	1L	1L	3	N/A	3
GI	4	4	4	4	4	4	4	3	N/A

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 17th day of March 2026 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, 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 ___ day of _____, 2026.

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

(seal)

Christina Frazier
Town Clerk