

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-26-0005 Land Development Ordinance (LDO) Text Amendments to
Sections 3. Zoning Districts, 5. Uses, 6.2. Open Space, Buffering, Compatibility,
Landscaping, and Trees, 6.8. Design Standards, 9. Subdivision Regulations, and
11.7. Definitions
Ordinance # ORD-2026-13**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Sections 3. Zoning Districts, 5. Uses, 6.2. Open Space, Buffering, Compatibility, Landscaping, and Trees, 6.8. Design Standards, 9. Subdivision Regulations, and 11.7. Definitions to clarify requirements and make technical corrections in the above noted Sections.

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 Sections 3. Zoning Districts, 5. Uses, 6.2. Open Space, Buffering, Compatibility, Landscaping, and Trees, 6.8. Design Standards, 9. Subdivision Regulations, 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~~)

3. ZONING DISTRICTS

F. Development Standards.

- 1. Building Height. See Section 11.7. Definitions.**

2. Setbacks. Required setbacks shall be measured from the closest base of the wall of the structure to the lot line or street right-of-way line. Setbacks are designated by front, corner, side, and rear requirements. Mechanical, electrical, and plumbing equipment (including air-conditioning and pool equipment) are exempt from side and rear yard requirements but shall not be located any closer than three (3) feet from the property line. Uncovered stairs, landings, terraces, porches, balconies, and fire escapes may project into any yard, but such projection may not exceed five (5) feet, and such projection may not be closer than ten feet to any lot line. Architectural projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard, but such projection shall not exceed three (3) feet.

Table 3.1.1. RL Development Standards

| STANDARDS | | RL REQUIREMENTS |
|--------------------------|----------------------|---|
| Building Height | | Max: 35' |
| Density | | Max: 2 Dwelling Units Per Acre |
| Building Setbacks (Min.) | Front | 30' 20' (Cluster) |
| | Side | 12' 10' (Cluster) |
| | Rear | 25' 20' (Cluster) |
| | Corner | 17' 12' (Cluster) |
| Lot | Width (Min.) | 100' 65' (Cluster) |
| | Coverage (min./max.) | N/A |
| | Area (Min.) | 20,000 Square Feet (By Right) 10,000 Square Feet (Cluster Development) |

Table 3.1.3. RH Development Standards

| STANDARDS | | RH REQUIREMENTS | | | | |
|------------------------------|--------------|--|---|---|---|-----------------|
| Building Height | | Max: 35' Max for Residential Care uses: 60' with the installation of sprinklers and with Conditional Zoning | | | | |
| Density | | Max: 6 Dwelling Units Per Acre (Single Family Detached) Max: 8 Dwelling Units Per Acre (Age Restricted) Max: 9 Dwelling Units Per Acre (Attached) Max: 12 Dwelling Units Per Acre (Multifamily) | | | | |
| | | Single Family Detached | Single Family Detached (Age Restricted) | Attached | Attached (Age Restricted) | Multiple Family |
| Building Setback (Min./Max.) | Front | 15' | 15' | 15' | 15' | 20' |
| | Side | 10' <u>Min. 30' between Detached and Attached structures</u> | 10' Aggregate | 0' Internal <u>5' for structures of three units or less</u> 10' End Unit Min. 30' between structures Min. 10' between structures of three units or less <u>Min. 30' between Attached and Detached structures</u> | 0' Internal 5' End Unit Min. 16' Between structures Min. 10' Between two-unit structures | 15' |
| | Rear | 15' | | | | |
| | Corner | 15' | 15' | 15' | 15' | 20' |
| Lot | Width (Min.) | 75' (Single Family Detached) 40' (Single Family Detached Age Restricted) 20' (Attached) | | | | |
| | Coverage | N/A | | | | |
| | Area (Min.) | 7,500 Square Feet (Single Family Detached) 4,000 Square Feet (Single Family Detached Age Restricted) 2,000 Square Feet (Attached) 1,900 Square Feet (Attached Age Restricted) | | | | |

| | |
|-----------------------------|--|
| Special Standards and Notes | <p>No more than 15 gross acres may be assigned to attached or multiple family uses. This acreage limit shall be applied to the total of all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision. There is no limitation for age restricted residential developments.</p> <p>Two or three-unit single family attached buildings adjacent to a four-unit or greater building will follow the thirty foot (30') building separation requirement.</p> |
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Table 3.1.4. MH Development Standards

| STANDARDS | | MH REQUIREMENTS |
|-----------------------------|-------------------------|--------------------------------|
| Building Height | | Max: 35' |
| Density | | Max: 2 Dwelling Units Per Acre |
| Building Setbacks (Min.) | Front | 30' |
| | Side | 12' |
| | Rear | 25' |
| | Corner | 17' |
| Lot | Width (Min.) | 85' |
| | Coverage (min./max.) | N/A |
| | Area (Min.) | 20,000 Square Feet |

3.1.4.C. Mobile Home Park Standards

- h. The exterior siding consists predominately of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or ~~hardieplank~~ **fiber cement siding**, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

Table 3.2.1. GC Development Standards

| STANDARDS | | GC REQUIREMENTS |
|-----------------------------|-----------------------------|--|
| Building Height | | Max: 42'; Design Alternative to go up to 50' |
| Building Setbacks (Min.) | Front | 20' |
| | Side | 15' |
| | Rear | 35' |
| | Corner | 25' |
| Lot | Width (Min.) | 100' |
| | FAR/Coverage (min./max.) | N/A |
| | Area (Min.) | 20,000 Square Feet |

Table 3.2.2. CH Development Standards

| STANDARDS | | CH REQUIREMENTS |
|-------------------|-----------------------------|--------------------|
| Building Height | | Max: 60' |
| Building Setbacks | Front | 20' |
| | Side | 15' |
| | Rear | 35' |
| | Corner | 25' |
| Lot | Width (Min.) | 100' |
| | FAR/Coverage (min./max.) | N/A |
| | Area (Min.) | 20,000 Square Feet |

Table 3.2.3. OP Development Standards

| STANDARDS | | OP REQUIREMENTS |
|-----------------------------|--------------------------|--|
| Building Height | | Max: 42'; Design Alternative to go up to 50' |
| Building Setbacks (Min.) | Front | 20' |
| | Side | 15' |
| | Rear | 35' |
| | Corner | 25' |
| Lot | Width (Min.) | 100' |
| | FAR/Coverage (min./max.) | N/A |
| | Area (Min.) | 20,000 square feet |

Table 3.2.4. BT Development Standards

| STANDARDS | | BT REQUIREMENTS |
|-----------------------------|--------------------------|--------------------|
| Building Height | | Max: 60' |
| Building Setbacks (Min.) | Front | 30' |
| | Side | 15' |
| | Rear | 35' |
| | Corner | 25' |
| | BT adjacent to BT | 0' |
| Lot | Width (Min.) | 100' |
| | Coverage (Min./Max.) | N/A |
| | Area (Min.) | 20,000 Square Feet |

Table 3.2.5. GI Development Standards

| STANDARDS | | GI REQUIREMENTS |
|--------------------------|----------------------|--------------------|
| Building Height | | Max: 60' |
| Building Setbacks (Min.) | Front | 30' |
| | Side | 15' |
| | Rear | 35' |
| | Corner | 25' |
| Lot | Width (Min.) | 100' |
| | Coverage (Min./Max.) | N/A |
| | Area (Min.) | 20,000 Square Feet |

3.3. CONDITIONAL ZONING DISTRICTS

B. Standards.

1. **Concept Site Plan.** A **concept** site plan may be approved as part of a conditional zoning. If a **concept** site plan is incorporated as a condition in conditional zoning, it is part of that legislative decision.

3.4 MIXED-USE DISTRICTS

E. Special Standards in Mixed-Use Districts.

2. Building Placement.

- b. Building placement dimensions may be varied administratively, by the Land Development Administrator. Where multiple buildings are proposed on the same lot or parcel, the building placement shall apply to the primary building as identified on the **concept** site plan and if mitigating techniques such as liner buildings, streetwalls or similar are provided.

~~c. An administrative exception may be granted for side building placement that utilize fire-rated separation walls within ten (10) feet of side property lines, per compliance with 601 NCSBC 2018, Table 601 and Table 602.~~

Table 3.4.1. TC District Development Standards

| STANDARDS | | TC REQUIREMENTS |
|--|---|---|
| Building Height | | Max: 60' |
| Density | | 20 Units/Acre (Single-Use Residential Building) (No Density Standard for Upper Story Residential When Part of a Mixed-Use Building, And/or Live-Work Unit) |
| Building Placement (Min./Max.) See also Street Walls | Front | 0'/20' |
| | Side | 0'/15' |
| | Rear | 0'/45' |
| Lot | Length (Min.) | 50' |
| | Width (Min.) | 25' 20' (Attached) |
| | Coverage (Max.) | N/A |
| Frontage | % Requirement | 50% |
| | Active Use Areas | Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum AUA Depth: 10' |
| | Encroachments (Upper Story Only; Only Where Clear of Public Utilities) | Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar |

| | | |
|--|-----------|---|
| | Entrances | Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street) |
| Landscaping and Open Space | | Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas, Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza |
| Building and Site Design | | |
| Architectural Standards | | Blank Walls Not Permitted Facing Any Public Street Frontage, Private Access Easement, or Non Mixed-Use Zoning District |
| Maximum Single-Use/Building Size (Excluding Residential Only Structures) | | 35,000 Square Feet No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor |
| Maximum Blank Wall | | Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature |
| Minimum Transparency % By Story (Excluding Residential Only Structures) | | 40% Transparency on First Story, 35% Transparency for Each Story Above |
| Drive-Through Locations | | Side Or Rear Only; Not Adjacent to The Primary Street |
| Street Walls Required | | Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets or Private Access Easements May Be Utilized to Meet the Building Frontage Requirements |
| Rooflines | | Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited |
| <p>Notes:</p> <p>Any/all development standards in Table 3.4.1. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</p> | | |

3.4.2. ACTIVITY CENTER (AC)

B. **Mixed-Use District by Zoning Map Amendment.** The AC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The AC district shall require a concept site plan as part of the zoning map amendment.

Table 3.4.2. AC District Development Standards

| STANDARDS | | AC REQUIREMENTS |
|--------------------------------|----------------------|--|
| Building Height | | Max: 60' |
| Density | | 10 Units/Acre (By Right) |
| Building Placement (Min./Max.) | Front * ¹ | 15'/75' |
| | Side * ² | 5'/50' |
| | Rear * ³ | 10'/75' |
| Lot | Length (Min.) | 75' |
| | Width (Min.) | 50' 20' (Attached) |
| | Coverage (Max.) | N/A |
| Frontage | % Requirement | 35% Outparcel buildings may be used to meet frontage requirements |
| | Active Use Areas | Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum AUA Depth: 10' |
| | Encroachments | Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' |

| | | |
|--|--|---|
| | (Upper Story Only; Only Where Clear of Public Utilities) | Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar |
| | Entrances | Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street) |
| Landscaping and Open Space | | Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza |
| Building and Site Design | | |
| Architectural Standards | | Blank Walls Not Permitted Facing Any Public Street Frontage, Private Access Easement, or Non Mixed-Use Zoning District |
| Maximum Single-Use/Building Size (Excluding Residential Only Structures) | | 50,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor |
| Maximum Blank Wall | | Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature |
| Minimum Transparency % By Story (Excluding Residential Only Structures) | | 40% Transparency on First Story, 35% Transparency for Each Story Above |
| Drive-Through Locations | | Side Or Rear Only; Not Adjacent to The Primary Street |
| Street Walls Required | | Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets or Private Access Easements May Be Utilized to Meet the Building Frontage Requirements |

| | |
|--|---|
| Rooflines | Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited |
| <p><u>Notes:</u></p> <p>Any/all development standards in Table 3.4.2. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</p> <p>*¹ (Front Setback) Can be increased by a factor of 1.5 where an active use area is provided.</p> <p>*² (Side Setback) 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.</p> <p>*³ (Rear Setback) Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.</p> | |

3.4.3. NEIGHBORHOOD CENTER (NC)

- B. **Mixed-Use District by Zoning Map Amendment.** The NC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The NC district shall require a **concept** site plan as part of the zoning map amendment.

Table 3.4.3. NC District Development Standards

| STANDARDS | | NC REQUIREMENTS |
|-----------------------------------|----------------------|-------------------------|
| Building Height | | Max: 45' |
| Density | | 8 Units/Acre (By Right) |
| Building Placement (min./max.) | Front * ¹ | 15'/100' |
| | Side * ² | 10'/50' |
| | Rear * ³ | 10'/50' |
| Lot | Length (Min.) | 100' |
| | Width (Min.) | 50' |

| | | |
|--|---|---|
| | | 20' (Attached) |
| | Coverage (Max.) | N/A |
| Frontage | % Requirement | 25% Outparcel buildings may be used to meet frontage requirements |
| | Active Use Areas | Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum AUA Depth: 10' |
| | Encroachments (Upper Story Only; Only Where Clear of Public Utilities) | Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar |
| | Entrances | Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street) |
| Landscaping and Open Space | | Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza |
| Building and Site Design | | |
| Architectural Standards | | Blank Walls Not Permitted Facing Any Public Street Frontage, Private Access Easement, or Non Mixed-Use Zoning District |
| Maximum Single-Use/Building Size (Excluding Residential Only Structures) | | 25,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor |

| | |
|--|---|
| Maximum Blank Wall | Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature |
| Minimum Transparency % By Story (Excluding Residential Only Structures) | 40% Transparency on First Story, 35% Transparency for Each Story Above |
| Drive-Through Locations | Side Or Rear Only; Not Adjacent to The Primary Street |
| Street Walls Required | Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets or Private Access Easements May Be Utilized to Meet the Building Frontage Requirements |
| Rooflines | Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited |
| <p><u>Notes:</u></p> <p>Any/all development standards in Table 3.4.3. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</p> <p>*¹ (Front Setback) Can be increased by a factor of 1.5 where an active use area is provided.</p> <p>*² (Side Setback) 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.</p> <p>*³ (Rear Setback) Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.</p> | |

5. USES

5.1.2. RESIDENTIAL USES

B. Dwelling, Single Family, Attached (i.e. Townhouse)

5. Use Standards

c. Private Access Easements shall comply with the following:

~~4. Addressing for all Lots shall be obtained during the Preliminary Subdivision Plat review/ approval process.~~

5.1.3. CIVIC PRINCIPAL USES

G. Government Facility.

~~4. Use Standard. Buildings must be set back at least one hundred feet (100') from adjacent residentially zoned property.~~

5.1.4. COMMERCIAL PRINCIPAL USES

H. Electronic Gaming Operations.

2. Standards.

- k. The establishment can be no closer than one thousand (1,000) feet of another electronic gaming operation. **Measurement of distance separation shall be made in a straight line between the closest points of the buildings in which the electronic gaming operations are located.**

U. Vape and Tobacco Store

1. Characteristics. Any establishment that is a retail outlet specializing in the selling of electronic cigarettes, electronic juice, and other vaping products.
2. Vape and tobacco stores shall be located at least **one thousand (1,000)** feet from any public or private school. **Measurement of distance separation shall be made in a straight line between the closest points of the buildings in which the vape and tobacco stores are located to the closest point of the school lot line/campus.**
3. The establishment can be no closer than one thousand (1,000) feet to another vape and tobacco store. **Measurement of distance separation shall be made in a straight line from the closest point of the building in which the vape and tobacco store is located.**

6.2. OPEN SPACE, BUFFERING, COMPATIBILITY, LANDSCAPING, AND TREES

6.2.2. BUFFERING

6.2.2.1. PERIMETER BUFFERS

- B. **Applicability.** All new development shall comply with the standards of this section. The following shall also apply in instances of repairs, renovations, or additions. ~~No permit for construction of any building, structure or use may be issued until buffering has been provided in accordance with this Land Development Ordinance (LDO).~~
 - 4. **Change in Use.** A change in use shall not require compliance with this section, unless ~~if~~ the specific use has a use standard requiring a specific buffer.

- D. **Permitted Items Within Perimeter Buffers.** Required and additional plant materials, fences, walls, and berms are permitted in a buffer.
 - 4. **Parking.** Parking areas in the Office and Professional (OP) and Business, Industry, and Technology (BT) Zoning Districts may encroach into the outer fifty percent (50%) of a perimeter buffer area.

Table 6.2.2.1. Perimeter Buffer Types Table

| | Type 1 | Type 2 | Type 3 | Type 4 |
|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Min. Width | 10' | 15' | 25' | 50' |
| Min. Canopy Trees | 3 | 3 | 4 | 8 |
| Min. Under-story Trees | 1 | 1 | 2 | 4 |
| Min. Shrubs | 40 | 50 | 60 | Hedge |
| Min. Fence | 6' | 6' | N/P | N/P |
| Min. Wall | N/R | N/R | 6' | 3' |
| Min. Berm | N/R | N/R | N/R | 5' |
| Min. Opacity | <u>50% to 6'</u> | <u>75% to 6'</u> | <u>75% to 6'</u> | <u>75% to 8'</u> |

Notes:

Measurements provided are per 100 linear feet.

Additional Standards

Trees and plants may be clustered provided a maximum 10' gap between plantings is maintained.

Minimum shrubs and hedges may be double staggered.

The above standards are the minimum standards required, enhanced landscape and buffer standards may be provided. For example, ~~a wall may be substituted for a fence and / or~~ additional landscape materials may be installed.

~~The placement of fences shall ensure all required planting materials are located between the fence and the property line. However, canopy trees may be on both sides of a wall if a minimum one half of required canopy trees are in front (property line).~~

Placement of required items in the buffer may be in the full width of the buffer.

Opacity is measured from ground level and shall be achieved with plant material with or without a fence or wall.

~~Key: "N/R" = Not Required "N/P" = Not Permitted "Min" = Minimum~~

F. **Perimeter Buffer Types.** The following images show an example of buffer types defined in Table 6.2.2.1.

1. **Perimeter Buffer Type 1**

- a. ~~Where shown in Table 6.2.2.2., Perimeter Buffer Type 1L denotes landscape materials only; a fence is not required.~~
- a. **Type 1 Perimeter Buffers shall be designed to achieve a minimum fifty percent (50%) opacity from ground level to six feet (6') in height.**
- b. **At least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen**

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.~~
- a. **Type 2 Perimeter Buffers shall be designed to achieve a minimum seventy-five percent (75%) opacity from ground level to six feet (6') in height.**
- b. **At least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.**

3. Perimeter Buffer Type 3

- ~~a. Where shown in Table 6.2.2.2., Perimeter Buffer Type 3L denotes landscape materials only; a fence is not required.~~
- ~~b. Type 3L 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.~~
- a. Type 3 Perimeter Buffers shall be designed to achieve a minimum seventy-five percent (75%) opacity from ground level to six feet (6') in height.
- b. At least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.

4. Perimeter Buffer Type 4

- a. Type 4 Perimeter Buffers shall be designed to achieve a minimum seventy-five percent (75%) opacity from ground level to eight feet (8') in height.
- b. At least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.

6.8. DESIGN STANDARDS

6.8.2 NONRESIDENTIAL BUILDING DESIGN STANDARDS

- C. **Prohibited Building Design Elements.** Building design elements which do not meet the purpose and intent of the section consist of the following design elements:

~~1. Faux stucco.~~

- D. **Standards.** All buildings shall comply with the following standards:

- 2. **Facades.** Building facades shall be designed with a consistent architectural style, detail, and trim. All sides of a building shall require architectural detailing and

windows that complement the primary façade. Facades shall comply with the following standards:

- b. **Roof Lines.** To limit box-like building forms, roofs shall include differing planes, pitches, forms, heights, or materials that are distinct from one another. Roof lines shall not exceed a linear distance of one-hundred (100) feet without the introduction of a physical articulation. Illustrated as “B” in Figure 6.8.1. **Industrial Uses and Government Facility Uses are exempt from this requirement.**
2. **Transparency.** Building shall be designed to have a minimum transparency, through the use of windows and doors, on ground and upper floors as illustrated in Figure 6.8.2. Transparency applies to all sides of ~~a~~ buildings facing ~~a~~ public ~~and/or~~ private streets. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from ~~the~~ public ~~and/or~~ private streets. **Public Safety uses included in Government Facility uses are exempt from this requirement.**
- B. **Building Blank Wall Area.** Buildings shall limit blank wall area. Blank wall areas are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change. Blank wall area shall be limited and comply with the following standards:
 - c. The maximum continuous blank wall area for any building **in the General Commercial (GC) Zoning District** shall be a maximum fifty (50) ~~square~~ **linear** feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change, unless ~~explicitly~~ stated elsewhere in this LDO.
 - d. **The maximum continuous blank wall area for any building in the Commercial Highway (CH), Office and Professional (OP), and Business, Industry, and Technology (BT) Districts shall be a maximum of one hundred (100) linear feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change, unless stated elsewhere in this LDO.**
- C. **Materials and Colors.** Buildings shall have consistent materials and colors and comply with the following standards:
 - a. **Materials.**

- i. Building materials shall be similar to materials used within the development and may only consist of brick, stone, stucco, ~~synthetic stucco~~ **exterior insulation and finish system (EIFS)**, fiber cement, treated wood, or similar materials. At least sixty (60) percent of the façade facing a public or private street shall be natural or man-made brick or stone (or a combination) with the remainder to allow for accent elements and design features. The requirements of this section apply to any façade facing a street right-of-way or drive aisle that serves as a connection.

6.8.6. MULTIFAMILY DESIGN STANDARDS

- H. **Blank Wall/Articulation Standards.** Blank wall area is understood to be an undesirable design feature and shall be limited as follows. Blank wall area standards shall apply to the front and sides of buildings or any portion of a building fronting a residential area or public or private street, and shall comply with the standards below:
 4. The maximum continuous blank wall area shall be a maximum thirty-five (35) ~~square~~**linear** feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change.

6.8.7. INDUSTRIAL DESIGN STANDARDS

- A. **Design Standards.** Due to the nature of industrial uses, limited design standards are required for buildings housing industrial uses. The following design standards are required for buildings used for industrial uses, as defined in this LDO:
 2. **Blank Wall Length.** Maximum permitted blank wall length for industrial buildings shall be one-hundred (100) feet, or twenty-five (25) percent of the building length, whichever is greater. Blank wall lengths greater than one-hundred (100) feet or twenty-five (25) percent of the building length, whichever **is** greater, shall require the introduction of physical articulations or material change.
 4. **Equipment and Loading Areas.** Equipment and loading areas shall comply with the following standards:
 - a. ~~All building roofs are to be uncluttered.~~

9. SUBDIVISION REGULATIONS

9.2. DESIGN STANDARDS

- A. **Generally.** All streets and related infrastructure in the town's jurisdiction shall be built and maintained in accordance with the principles, goals and/or objectives of the adopted comprehensive plan, community transportation plan, other officially adopted plans and

policies of the town, and any applicable North Carolina Department of Transportation (NCDOT) requirements. All streets and rights-of-way shall be constructed in accordance to the standards below, unless a more restrictive standard is required by NCDOT, in which the street shall meet the more restrictive standard.

1. All subdivision lots shall abut, at least twenty (20) feet in width, on a public street, except that Lots for 'Dwelling, Single Family, Attached' uses may provide the required minimum twenty (20) feet of frontage width on a Private Access Easement per Section 5.1.2.B. Use Standards. Minimum lot frontage width is dictated by the Zoning District of the property; see LDO Section 3. **For campus style developments of multiple lots of non-residential uses in the Office and Professional (OP), Business, Industrial, and Technology (BT), and the General Industrial (GI) districts, lots may access to and abut Private Access Easements.**

8. **Addresses, Street Names, and Street Signs.** ~~Addresses and s~~Street names shall comply with the following standards:
 - a. ~~Addresses and s~~Street names shall be coordinated with ~~the town Planning Department and~~Wake County **Geographic Information Services (GIS).** **Addresses and street names are required prior to the submittal of Construction Infrastructure Drawings (CID) and/or Site Development Plans.**
 - b. ~~Proposed streets which are obviously in alignment with existing streets shall be given the same name.~~
 - c. ~~In assigning new names, duplication of existing names shall be avoided and in no case shall the proposed name be phonetically similar to existing names in the county irrespective of the use of a suffix such as street, road, drive, place, court, etc.~~
 - d. ~~Street names shall be subject to the approval of the Board of Commissioners of the Town of Rolesville.~~

9.2.4 EASEMENTS

- A. **Utility Easements.** Easements for underground or above ground utilities shall be provided, where necessary, across lots or centered on rear or side lot lines and shall be at least twenty (20) feet wide for water and sanitary sewer lines and as required by the companies involved, for telephone, gas, and power lines.
 1. The ~~Board of Commissioners~~ **Technical Review Committee (TRC)** will determine whether one (1) easement is sufficient or whether several easements are necessary to accommodate the various facilities and the subdivider shall provide the required easements.

11. ADMINISTRATION AND DEFINITIONS

11.7. DEFINITIONS

~~Setbacks - Required setbacks shall be measured from the closest base of the wall of the structure to the lot line or nearest street right-of-way line. Allowable exceptions to setbacks shall not be utilized for measurement of setbacks. Setbacks shall be established at the time of approval of a Site Plan or Final Plat. Setbacks so established shall continue to apply to the area within the Site Plan or Final Plat despite subsequent changes to the setback regulations. Setbacks are designated by a front setback requirement, side setback requirement, and rear setback requirement. Mechanical, electrical, and plumbing equipment (including air conditioning and pool equipment) are exempt from side and rear yard requirements but shall not be located any closer than three (3) feet from the property line. Uncovered stairs, landings, terraces, porches, balconies, and fire escapes may project into any yard, but such projection may not exceed six (6) feet, and such projection may not be closer than ten feet to any lot line. Architectural projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard, but such projection shall not exceed three (3) feet.~~

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

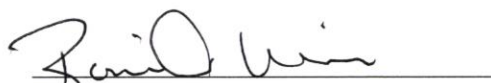
SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

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 19th day of May 2026 by the Town of Rolesville Board of Commissioners.



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 19 day of MAY, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 19 day of MAY, 2026.

Christina Frazier

Christina Ynclan - Frazier
Town Clerk

