

3. ZONING DISTRICTS

A. **General Use Districts.** Table 3.A identifies the general use zoning districts established by this LDO.

Table 3.A. General Use Districts Established

TABLE 3.A. GENERAL USE DISTRICTS ESTABLISHED		
GENERAL USE DISTRICT NAME	LDO ABBREVIATION	LDO SECTION
RESIDENTIAL DISTRICTS		
Residential Low Density	RL	3.1.1.
Residential Medium Density	RM	3.1.2.
Residential High Density	RH	3.1.3.
Manufactured Home District	MH	3.1.4.
NONRESIDENTIAL DISTRICTS		
General Commercial	GC	3.2.1.
Commercial Highway District	CH	3.2.2.
Office and Professional District	OP	3.2.3.
Business, Industry and Technology	BT	3.2.4.
General Industrial	GI	3.2.5.

B. **Conditional Zoning Districts.** See Section 3.3 for conditional zoning districts.

C. **Mixed-Use Districts.** Table 3.C identifies the mixed-use zoning districts established by this LDO.

Table 3.C. Mixed-Use Districts Established

TABLE 3.C. MIXED-USE DISTRICTS ESTABLISHED		
MIXED-USE DISTRICT NAME	LDO ABBREVIATION	LDO SECTION
Town Center District	TC	3.4.1.
Activity Center Mixed-Use	AC	3.4.2.
Neighborhood Center Mixed-Use	NC	3.4.3.

D. **Inactive Districts.** See Section 3.5 for inactive districts.

E. **Organization of Districts.**

1. Each district includes purpose, intent, and development standards where applicable.
2. The Permitted Principal Use Table, contained in Section 5.1, identifies which principal uses may be permitted in each zoning district. Each district has its own column on the corresponding table of permitted principal uses. Permitted principal uses are defined in Section 5.1.

3.1. RESIDENTIAL DISTRICTS

A. **Intent.** The residential zoning districts established in this LDO are intended to implement the low density residential, medium density residential, and high density residential future land use classifications, as defined in the Rolesville comprehensive plan. The residential districts intend to provide a safe, healthy environment for the residents of Rolesville. Specifically, the residential districts are intended to:

1. Provide for a variety of residential housing choices with varied densities, types, and designs;
2. Create neighborhoods and preserve existing character while allowing for new, compatible development; and
3. Provide for safe, appropriately located lands for residential development consistent with the Rolesville comprehensive plan.

B. **Cluster Development.** Cluster development within the Residential Low Density (RL) and Residential Medium Density (RM) districts is permitted. A cluster development allows an applicant to qualify for reduced minimum lot sizes. Within the RM district, an increase in permitted density, from three (3) to a maximum of five (5) dwelling units per acre, is permitted. Cluster development is approved as part of the Major Subdivision Preliminary Plat and shall be clearly indicated on the application.

1. **Open Space within Cluster Development.** Cluster Developments shall designate at least forty (40) percent of the site for contiguous open space (as defined in

Section 6.3.1: Open Space). Where properties do not require rezoning, open spaces shall be reviewed as part of the Major Subdivision Preliminary Plat. Open space areas within the perimeter of the subdivision can be used for the buffering requirements. Required open space shall be conserved as a conservation easement. Required open space, recorded as a conservation easement, shall be indicated on all development approval.

2. **Buffering for Cluster Development.** A Type 2 buffer shall be provided for cluster developments. The Type 2 buffer may be counted towards no more than fifty (50) percent of the required open space percentage for a cluster development. These buffers may also allow pedestrian paths within the buffers. These buffers shall be platted as separate tracts to be owned and maintained by the Homeowner's Association or similar entity.

3.1.1. RESIDENTIAL LOW DENSITY (RL)

A. **Purpose and Intent.** The Residential Low Density (RL) zoning district is established as a district in which the principal use of land is for single-family detached dwellings. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of areas included within this district. RL implements the low density residential future land use at a density range of one (1) to two (2) dwelling units per acre.

B. **Development Standards.** The RL district shall conform to the standards identified in Table 3.1.1.

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) 20
	Side	12' 10' (Cluster)
	Rear	25' 20' (Cluster)
	Corner	17' 12' (Cluster) 11
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)

3.1.2. RESIDENTIAL MEDIUM DENSITY (RM)

- A. **Purpose and Intent.** The Residential Medium Density (RM) zoning district is established as a district in which the principal use of land is for residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district. RM implements the medium density residential future land use at a density range of three (3) to five (5) dwelling units per acre.
- B. **Development Standards.** The RM district shall conform to the standards identified in Table 3.1.2.

Table 3.1.2. RM Development Standards

STANDARDS		RM STANDARDS			
		RM 15,000 SF Lot	RM Cluster 8,000 SF Lot	RM Cluster 7,000 SF Lot	RM Cluster 6,000 SF Lot
Building Height		Max: 35'	Max: 35'	Max: 35'	Max: 35'
Density		Max: 3 Dwelling Units Per Net Acre Max: 5 Dwelling Units Per Acre (Cluster Development)	Max: 5 Dwelling Units Per Acre	Max: 5 Dwelling Units Per Acre	Max: 5 Dwelling Units Per Acre
Building Setbacks (Min)	Front	30'	20'	20'	20'
	Side	12'	8'	8'	5'
	Rear	25'	20'	20'	20'
	Corner	17'	12'	8'	8'
Lot	Width (Min.)	85'	70'	60'	50'
	Area (Min.)	15,000 SF	8,000 SF	7,000 SF	6,000 SF
Special Standards		In a cluster development, no more than thirty-five percent (35 %) of lots may be smaller than 7,000 SF and at least thirty-five percent (35%) of lots must be 8,000 SF or larger.			

3.1.3. RESIDENTIAL HIGH DENSITY (RH)

A. **Purpose and Intent.** The Residential High Density (RH) zoning district is established as a district in which the principal use of land is for residential purposes, including attached, double family, and multiple family dwellings. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of higher density residential structures. RH implements the high density residential future land use at a density range of six (6) to twelve (12) dwelling units per acre.

B. **Development Standards.** The RH district shall conform to the standards identified in Table 3.1.3.

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'	10' Aggregate	0' Internal 10' End Unit Min. 30' between structures Min. 10' Between structures of three units or less	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)				

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	Coverage	N/A
	Area (Min.)	<p>7,500 Square Feet (Single Family Detached)</p> <p>4,000 Square Feet (Single Family Detached Age Restricted)</p> <p>2,000 Square Feet (Attached)</p> <p>1,900 Square Feet (Attached Age Restricted)</p>
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>

3.1.4. MANUFACTURED HOME DISTRICT (MH)

- A. **Purpose and Intent.** The Manufactured Home (MH) zoning district is established as a zoning district that permits manufactured homes with or without access to public water and sewer. The MH district is permitted to be in the form of a mobile home park.
- B. **Development Standards.** The MH district shall conform to the standards identified in Table 3.1.4.

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	20,000 Square Feet

- C. **Mobile Home Park Standards.** The MH district may be in the form of a mobile home park. Due to their unique standards, the standards below shall apply for all new mobile home park developments:

1. **Design Standards.** Minimum lot size for each mobile home shall be determined by the Wake County Health Department after a field investigation. The lot shall be of such minimum size as is necessary for adequate protection of the water supply system and for proper functioning of the individual sewage disposal system. In no case shall a lot with an approved water supply be less than 20,000 square feet.
 - a. The pitch of the roof of the home has a minimum vertical rise of three (3) feet for every twelve (120) feet of horizontal run and the roof is finished

with a type of shingle that is commonly used in standard residential construction;

- b. All roof structures shall provide an eave projection of no less than six (6) inches, not including gutter;
- c. Each mobile home lot shall be provided parking spaces for at least two (2) automobiles, covered with gravel or other suitable material, either on the lot or within three hundred (300) feet of the lot;
- d. All streets, roads, or drives located in the park must have a minimum right-of-way of forty (40) feet and must be covered with material deemed acceptable by the Town of Rolesville;
- e. All mobile homes must have direct access through a driveway, private drive, or other public street to a public right-of-way;
- f. All streets and private drives more than two-hundred-and-fifty (250) feet in length must be lighted at night; and
- g. All utility lines and wires shall be installed underground.
- 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, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- i. Permanent steps shall be constructed at all exterior doors as necessary and a permanent porch or patio measuring at least three (3) feet in width and five (5) feet in length shall be constructed at the front or main entrance to the mobile home.
- j. Must be set up in accordance with the standards set forth by the North Carolina Department of Insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, installed under the perimeter of the mobile home.

- k. All homes shall be tied down in accordance with the regulation set forth by the North Carolina Department of Insurance.
 - l. Stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance.
 - m. The moving hitch, wheels, axles, and transporting lights must be removed. If they cannot be removed, they must be screened from view by evergreen plantings as approved by the Planning Director or designee.
 - n. All requirements for the location of a single family dwelling on an individual lot shall be met.
 - o. Mobile homes shall not have a width of less than twenty-four (24) feet.
2. **Operating Requirements.** Each mobile home park shall operate in accordance with the rules and regulations of the Wake County Board of Health and the fire protection agency having jurisdiction of the park.

3.2. NONRESIDENTIAL DISTRICTS

- A. **Intent.** The nonresidential zoning districts established in this LDO are intended to implement the commercial, business park, industrial, school, and preserved open space future land use classifications, as defined in the Rolesville comprehensive plan. The nonresidential districts intend to provide lands within the town for a range of civic, commercial, office and medical, infrastructure, and open space uses. Specifically, the nonresidential districts are intended to:
1. Provide for a variety of environments for various types of nonresidential uses and development;
 2. Increase the town's economic base and provide employment opportunities for the residents of the town and surrounding communities; and
 3. Provide for safe, appropriately located lands for nonresidential development consistent with the comprehensive plan that will minimize the impact of nonresidential development on residential districts.

3.2.1. GENERAL COMMERCIAL (GC)

- A. **Purpose and Intent.** The General Commercial (GC) zoning district is established as a district in which the principal use of land is for commercial uses. The GC district allows for wide range of intensities of commercial uses. Regulations of this district are intended to minimize potential effects of commercial activity on residential districts. The GC district implements the commercial future land use classification.
- B. **Development Standards.** The GC district shall conform to the standards identified in Table 3.2.1.
- C. **Setback Reductions.** Setback reductions of up to sixty-five (65) percent shall be allowed within the Main Street Corridor if all the following are provided:
1. Buildings and community gathering spaces define no less than two-thirds of street frontage;
 2. Vehicular surface areas are limited to no more than one-third of property frontage; and
 3. A minimum ten foot (10') wide sidewalk or multi-use trail is provided along Main Street, or if property is not adjacent but within five hundred feet (500') of the Main Street Corridor, that a minimum ten foot (10') wide sidepath be provided to provide pedestrian access to Main Street.

In addition to the foregoing, at least two of the following shall be provided:

4. Enhanced landscaping, visible from the public right-of-way, that exceeds LDO standards by at least twenty-five (25) percent;
5. A privately maintained community gathering space or green space, at least one-thousand two hundred (1,200) square feet, that is publicly accessible;
6. Art installations visible from the public right-of-way.

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	20,000 Square Feet

3.2.2. COMMERCIAL HIGHWAY DISTRICT (CH)

- A. **Purpose and Intent.** The Commercial Highway (CH) zoning district is established as a commercial district in which the principal use of land is for those service and retail trade purposes, which will accommodate the needs of the motoring public, the reduction of highway congestion and hazards, and the minimization of blight. The CH district allows for wide range of intensities of commercial uses. Regulations of this district are intended to minimize congestion and potential effects of commercial activity on residential districts. The CH district implements the commercial future land use classification.

- B. **Development Standards.** The CH district shall conform to the standards identified in Table 3.2.2.

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	20,000 Square Feet

3.2.3. OFFICE AND PROFESSIONAL DISTRICT (OP)

- A. **Purpose and Intent.** The Office and Professional (OP) zoning district is established to provide an area for office and medical uses and their necessary support functions, and other compatible uses. Conflicts with adjacent land uses are to be minimized. This district may serve as a transitional district between residential and commercial uses.
- B. **Development Standards.** The OP district shall conform to the standards identified in Table 3.2.3.

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	20,000 square feet

3.2.4. BUSINESS, INDUSTRIAL, AND TECHNOLOGY (BT)

- A. **Purpose and Intent.** The Business, Industrial, and Technology (BT) zoning district is designed to accommodate a wide range of uses including professional, business, governmental and medical offices, corporate headquarters, and uses that rely on advanced scientific and engineering capabilities. The BT district is intended to provide sites in a campus or park type setting with an emphasis on internal connections and access, emphasis on natural characteristics and open space preservation, and buffering of adjacent, less intensive land uses. Land uses within this district are intended to provide for research facilities and manufacturing operations requiring application of research input and activity as an integral part of the manufacturing process. The BT district implements the Business Park future land use in the comprehensive plan and can only be implemented via a zoning map amendment.

- B. **Development Standards.** The BT zoning district shall conform to the standards identified in Table 3.2.4.

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'
Lot	Width (Min)	100'
	Coverage (Min/Max)	N/A
	Area	20,000 Square Feet

3.2.5. GENERAL INDUSTRIAL (GI)

- A. **Purpose and Intent.** The General Industrial (GI) zoning district is established as a district in which the principal use of the land is for industries that can be operated in a relatively clean and quiet manner that will not be a nuisance to adjacent residential or commercial districts. The GI district implements the industrial future land use classification by allowing for industrial uses.

- B. **Development Standards.** The GI zoning district shall conform to the standards identified in Table 3.2.5.

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	20,000 Square Feet

3.3. CONDITIONAL ZONING DISTRICTS

- A. **Intent.** This section establishes the option of conditional zoning within the town. Rezoning of land to a conditional zoning district allows a landowner to propose, and the town to consider, additional conditions or restrictions on the range of allowable principal uses, use standards, intensities, development standards, and other standards in the parallel general use zoning district. This process allows the town to tailor a zoning classification to accommodate desirable development while minimizing problems that may arise from development otherwise allowed by the general use zoning district.
- B. **Standards.**
1. **Site Plan.** A site plan may be approved as part of a conditional zoning. If a site plan is incorporated as a condition in conditional zoning, it is part of that legislative decision.
 2. **Conditions.** Conditions and site-specific standards imposed in a conditional district shall be standards above and beyond the requirements of this LDO; conditions shall not lesser the standards in this LDO. Conditions shall be limited to those that address the conformance of the development and use of the site to the Rolesville comprehensive plan or the impacts reasonably expected to be generated by the development or use of the site.
 3. **Multiple Parcels.** If multiple parcels of land are subject to a single conditional zoning district, the owners of individual parcels may apply for modification of the conditions so long as the modification would not result in other properties failing to meet the terms of the conditions. Any modifications approved shall only be applicable to those properties whose owners petition for the modification.

3.4. MIXED-USE DISTRICTS

A. **Intent.** The Town of Rolesville recognizes the importance of compact, urban forms of development centered on a mix of uses, residential and nonresidential, with specific design and development related standards. The town’s adopted comprehensive plan identifies recommended “mixed-use” neighborhoods, each with its own representative and unique standards. The provisions established within this section of the LDO shall apply to all parcels designated on the zoning map as a mixed-use district.

TABLE 3.4. MIXED-USE DISTRICTS ESTABLISHED	
MIXED-USE DISTRICT NAME	LDO ABBREVIATION
RESIDENTIAL DISTRICTS	
Town Center District	TC
Mixed-Use Activity Center	AC
Mixed-Use Neighborhood Center	NC

B. **Standards.** The standards provided in this section and in other sections as referenced herein, are provided for the benefit within the public and private realm. Each implementing mixed-use district shall act as its own zoning district, with its own specific standards of development and permissible uses. Each district contains a summary table of development standards.

C. **Uses.** The Permitted Principal Use Table, defined in Section 5.1, identifies which principal uses may be permitted in each zoning district of the town. Each district has its own column on the corresponding table of permitted principal uses. Permitted principal uses are defined in Section 5.1.

D. **Applicability.** For this section, nonresidential standards shall also include (apply to) multifamily developments.

E. **Special Standards in Mixed-Use Districts.**

1. **Compatibility.** Compatibility considerations within mixed-use districts are subject to Section 6.2.3: Mixed-Use Perimeter Compatibility.

2. **Building Placement.**

a. Building placement measurements shall be measured from the edge of the public right-of-way or existing public sidewalk if not located within

the right-of-way. Where Private Access Easements are utilized to achieve Dwelling, Single Family, Attached lot frontage requirements, building placement shall be from the edge of pavement or edge of sidewalk depending on the form or use of the easement (drive aisle, vehicular parking, alley).

- 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 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.

3. Streetwalls.

- a. Streetwalls shall be constructed of brick, masonry, stone, wrought iron/aluminum, or other decorative material and shall be designed with the same building materials and architectural appearance as the primary structure. Wood, fencing, and chain link are prohibited materials for a streetwall.
- b. Streetwalls shall be a minimum of three (3) feet and a maximum of four (4) feet in height. Breaks in streetwalls are permitted to allow for pedestrian or vehicular access, recessed storefront entrance, plazas, or for tree protection.
- c. Street walls may be a maximum of fifty (50) feet in length. Breaks must be provided using columns or offsets, including landscaping/trees, of at least ten (10) feet in width, up to a maximum of twenty (20) feet in width. On corner parcels, the corner of the building may be recessed from the front and side property lines on a diagonal. Streetwalls or combination of streetwalls and canopy trees with hedge not to exceed three (3) feet in height can be substituted for a continuous streetwall.

Streetwalls shall constitute at least two-thirds (2/3) of the frontage where a streetwall/tree/hedge design is used.

4. **Rooflines.** Building rooflines that face a street shall not exceed a linear distance of thirty-five (35) feet without the introduction of a physical articulation of no less than one (1) foot in the vertical direction.

3.4.1. TOWN CENTER DISTRICT (TC)

A. Purpose and Intent.

1. The Town of Rolesville recognizes the importance of the Town Center (TC) district to serve as the town's traditional town center that features areas of economic, entertainment and community activities that encourages pedestrian accessibility and activity.
2. The intent of the TC district is to create a vibrant, active town center that features a mix of uses, residential and nonresidential;
3. Require specific design and development related standards to create an environment where residents and visitors of Rolesville can live, work and play; and
4. Regulate development per the standards defined for the district.

B. Timing of Development.

1. To ensure compliance with the intent and standards for a mix of uses within the TC District, for any development application, a maximum of fifty (50) percent of the approved residential units may be issued building permits until at least twenty-five (25) percent of the approved non-residential square footage has been issued a building permit.
2. The remaining residential units may be permitted upon approval (permit) of at least fifty (50) percent of approved non-residential square footage.
3. The required percentage may be modified as part of an approved development agreement.

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

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	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)

- A. **Purpose and Intent.** The Activity Center (AC) zoning district intends to:
1. Allow for mixed-use developments throughout the town that are located at major intersections and corridors;
 2. Feature a mixture of uses, residential and non-residential;
 3. Create development that encourages active living where residents and visitors can live, work and play;
 4. Require development and redevelopment that allows for enhanced pedestrian activity; and
 5. Regulate development per the standards defined for the district.
- 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 site plan as part of the zoning map amendment.
- C. **Minimum Size.** An AC district development shall be a minimum three (3) acres in size. A maximum fifty (50) percent of gross acreage can be dedicated to residential uses.
- D. **Mixture of Uses and Timing of Development.**
1. A minimum twenty (20) percent allocation of gross area for nonresidential uses is required.
 2. Buffers, open space, and stormwater facilities shall not be included in the calculation of the required twenty (20) percent allocation.
 3. Uses can be integrated vertically or horizontally.
 4. To ensure compliance with the intent and standards for a mix of uses within the AC district, a maximum fifty (50) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted (issue of a building permit).

5. The remaining residential units may be permitted upon approval (permit) of at least fifty (50) percent of approved non-residential square footage.
6. The standards in 3.4.2.D may be modified as part of an approved development agreement by the BOC.

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 (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

ROLESVILLE LAND DEVELOPMENT ORDINANCE

		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
<u>Notes:</u>		

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.

*¹ (Front Setback) Can be increased by a factor of 1.5 where an active use area is provided.

*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.

*³ (Rear Setback) Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

3.4.3. NEIGHBORHOOD CENTER (NC)

- A. **Purpose and Intent.** The Mixed-Use Neighborhood Center (NC) zoning district intends to:
1. Allow for development that is more suburban in nature and centered on a mixture of less intense uses that include a limited commercial component;
 2. Permit small-scale, neighborhood-oriented commercial uses that are compatible with nearby residential uses;
 3. Allow for less intense uses through the Permitted Principal Use Table as defined in Section 5.1; and
 4. Regulate development per the standards defined for the district.
- 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 site plan as part of the zoning map amendment.
- C. **Minimum Size.** An NC district development shall have no minimum size. A maximum seventy-five (75) percent of gross acreage can be dedicated to residential uses.
- D. **Mixture of Uses and Timing of Development.**
1. A NC development shall feature a minimum fifteen (15) percent allocation of gross area for nonresidential uses.
 2. Buffers, open space, and stormwater facilities shall not be included in the calculation of the required fifteen (15) percent allocation.
 3. Uses can be integrated vertically or horizontally.
 4. To ensure compliance with the intent and standards for a mix of uses within the NC district, a maximum fifty (50) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted (issue of a building permit).
 5. The remaining residential units may be permitted upon approval (permit) of

at least fifty (50) percent of approved non-residential square footage.

6. The standards in 3.4.3.D may be modified as part of an approved development agreement by the BOC.

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

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	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

Notes:

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.

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3.5. INACTIVE DISTRICTS

- A. **Inactive Districts.** Planned Unit Development (PUD) zoning district is retired with adoption of the Land Development Ordinance (LDO). Under the provisions of this LDO, no new zoning map amendment applications will be accepted for the Planned Unit Development (PUD) zoning district. However, properties or parcel assemblages governed by this pre-existing zoning classification may continue to be developed pursuant to the regulations adopted for the approved PUD.