

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-26-0006 Land Development Ordinance (LDO) Text Amendments to
Section 4. Overlays
Ordinance # ORD-2026-20**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Section 4. Overlays to add new Section 4.3. Downtown Overlay as well as making other minor technical corrections in Sections 4.1. Special Highway Overlay District for the U.S. 401 Bypass (SHOD) and 4.2. Watershed Overlay.

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 Section 4. Overlays 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. OVERLAYS

4.1. SPECIAL HIGHWAY OVERLAY DISTRICT FOR THE U.S. 401 BYPASS (SHOD)

4.1.1. INTRODUCTORY PROVISIONS

- A. **Purpose.** The purpose of this section is to maintain the long-term safety and mobility function of the proposed U.S. 401 Bypass (R-2814); to limit the number of conflict points and thereby, reduce the need for additional crossover locations and traffic signals; to promote improved pedestrian and vehicular circulation; to encourage land assembly and the most desirable use of land in accordance with the Town of Rolesville Community Plan; to encourage designs which produce a desirable relationship between individual buildings; and to control visibility obstructions and clutter.
- B. **Applicability.** The Special Highway Overlay District (hereby known as SHOD) shall be an overlay over existing underlying districts as shown on the official zoning map and as such, the provisions (development standards, access, and internal circulation) of the SHOD shall serve as a supplement to the underlying district regulations and provisions. Where there is any conflict between provisions or requirements between the SHOD or the underlying zoning districts, the more restrictive shall apply.

- C. **Boundaries.** The SHOD boundaries shall be established on the official zoning map of the Town of Rolesville and are hereby as part of the proposed U.S. 401 Bypass route as presented by the North Carolina Department of Transportation under project number R-2814. The development standards within this section shall apply to all property with frontage of the approved corridor existing from Louisburg Road to NC 96. If a parcel of land has any part within the twenty-five (25) feet buffer of this proposed road, all structures and site design elements listed within this ordinance shall pertain to the entire property. The official map of the U.S. 401 Bypass route corridor shall be located and maintained by the Land Development Administrator.
- D. **Exemptions.** The development standards herein shall apply to all properties within the SHOD except for the following:
1. Residential uses and bona-fide farm uses and related uses located on individual parcels of land that are not part of a subdivision, commercial, or industrial development.
 2. Property that has been developed prior to the effective date of this ordinance.

4.1.2. DEVELOPMENT STANDARDS

- A. **Development Standards.** In addition to the existing development standards within this LDO, the additional standards of this section shall apply in all underlying zoning districts within the SHOD.
- B. **Facades.** All structures must have façades that shall either be of brick, fiber cement board, metal, glass, or stone. No other façade materials shall be installed unless otherwise approved by the Town Board of Commissioners.
- C. **Roof.** All structures must have roofing made of asphalt, slate, rubber membrane, or metal.
- D. **Mechanical Equipment.**
1. **Ground Equipment.** All mechanical equipment located on the ground shall be screened with a façade similar in color and material as the exterior of the primary structure. The height of the screening wall shall be no less than the highest point of the mechanical equipment being screened. All access points to the mechanical equipment shall be serviced by gates made of either metal or a composite material. Wooden gates will not be permitted.
 2. **Roof Equipment.** All mechanical equipment located on the roof shall be screened with a parapet or low wall with a façade in similar color as the exterior of the building it is located on. The height of the screening wall shall be no less than the highest point of the mechanical equipment being screened.
- E. **Dumpster and Waste Disposal Equipment.** All dumpsters and waste disposal equipment shall be screened with a façade similar in color and material as the exterior of the primary structure. The height of the screening wall shall be no less than the highest point of the dumpster or waste disposal equipment being screened. All access points to the dumpster and waste disposal equipment shall be serviced by opaque screened gates made of either metal or a composite material. Wooden gates will not be permitted.

- F. **Location of Primary Buildings ~~On~~ At the Property.** All buildings are encouraged not to have the service area (dumpsters, loading docks, and the like) side of the building face any public road.
- G. **Landscaping.**
1. **Grasses.** Drought tolerant grasses (Bermuda, zoysia, and the like) are encouraged to be sowed or laid down in turf areas.
 2. **Berms.** In transitional areas where there are adjacent residential uses that exist, berms and swales shall be required. Such berms shall have a slope no greater than a 2:1 slope and shall not be over 48 inches in height measured from the ground up. All berms shall be landscaped and may be counted when meeting landscape buffering setback requirements.
 3. **Tree Survey.** On parcels of land greater than ten acres in size at the time ~~the time~~ an application is submitted, a tree survey shall be submitted that was performed by a certified landscape architect or arborist. This tree survey shall note all trees with a six (6) feet or greater circumference. The size of a parcel of land shall be calculated by the existing acreage when the development review application is submitted.
 4. **Maintenance of Landscaping.** All vegetation planted shall be bonded for 125 percent of the cost of materials and installation for the first two years after site construction completion.
- H. **Stormwater Devices.** All retention and detention ponds not subject to recreational use shall be landscaped with a five (5) feet thick vegetative buffer. This buffer shall be of vegetation planted at maturity and shall be opaque in nature. The buffer shall also consist of a fence that is similar in color ~~as to~~ the exterior of the primary structure. If the fence is a chain linked ~~fence~~, then it shall be of the PVC coated variety.
- I. **Utilities.** All existing and new above-ground electrical, telephone, and cable utility lines shall be placed underground. All improvements to existing and new utilities when crossing public or private roads shall also be placed underground.
- J. **On-Site Parking.**
1. **Connectivity.** Connectivity via service roads and cross access agreements to adjacent properties is required.
 2. **Markings.** All parking lot, safety, and directional markings within parking areas and public or private roads shall be ~~of the~~ thermo-stripe material paint.
 3. The overnight parking of all motor vehicles (including over the road tractors, trailers, recreational vehicles, and the like) is prohibited. Signs stating prohibiting overnight parking shall be erected at the entrance of the property at the cost of the property owner.
- K. **Energy and Environmental Design.** The design of all structures is encouraged to meet LEED (Leadership in Energy and Environmental Design) standards.

4.2. WATERSHED OVERLAY

4.2.5. SUBDIVISION APPLICATION AND REVIEW PROCESS

- A. As a minimum, all proposed subdivisions shall be processed and reviewed as specified in this LDO. For subdivision with the Watershed Overlay, the Land Development Administrator (LDA) will review the proposed subdivision to ~~assure~~ensure compliance with provisions of this section prior to forwarding the preliminary plat for approval.
- B. Approval shall be indicated on all copies of the preliminary and final plat, consistent with typical subdivision certificate procedure.
- C. If the subdivision is disapproved or approved conditionally, the reasons for such action shall be stated in writing for the applicant ~~and entered in the minutes~~. The owner/developer may make changes and submit a revised plan that shall constitute a separate request for the purposes of review.
- D. The plat shall be recorded within thirty (30) days of final approval. The owner/developer shall provide the LDA with evidence the plat has been recorded with the Register of Deeds within five (5) working days.

4.2.9. STREAM PROTECTION BUFFERS AND RIPARIAN BUFFER AREAS REQUIRED

- A. **Applicability.** Stream protection buffers and riparian protection buffers are required in accordance with the requirements in this section. Any activities allowed in the buffer should minimize built-upon surface area, direct runoff away from the surface water and maximize the utilization of stormwater best management practices.
- B. **Purpose and Intent.** Stream protection buffers provide strips of natural vegetation that remove pollutants from stormwater runoff before they reach streams or watercourses that eventually drain into a water supply water source. They do so by allowing infiltration of runoff and filtration of pollutants through the ground and soil, slowing runoff flow to allow settling and deposition of pollutants, and providing vegetation that absorbs pollutants through root systems. In addition, these natural buffers preserve habitat for both prolific and endangered wildlife and plant species. Plant and wildlife preservation ensures a diverse ecosystem. Finally, stream protection buffers provide scenic areas for human recreation and enjoyment. The provision of vegetated, undisturbed buffers serves to preserve and protect the quality of our streams and watercourses; to preserve and protect the drinking water sources for our downstream neighbors; to preserve and protect habitat to wildlife and plants; and to preserve and protect natural areas for ~~the~~ human recreation and stress relief.

4.3. DOWNTOWN OVERLAY

4.3.1. INTRODUCTORY PROVISIONS

- A. **Purpose.** The purpose and intent of the Downtown Overlay District (“DOD”) is to have new development exhibit the characteristics of a traditional small town North Carolina downtown. The Overlay identifies the design and zoning standards that define the attributes of a downtown and proposes the following standards to establish Rolesville’s downtown. These standards emphasize existing patterns/best planning practices and include building orientation, parking, perimeter and street buffers, setbacks, and similar. For single family detached housing, multifamily and nonresidential uses, this also includes pedestrian scale signage, façade patterns, street level façades, and window patterns.
- B. **Applicability.** The DOD shall be an overlay over existing underlying districts as shown on the official zoning map and as such, the provisions (development standards, access, and internal circulation) of the DOD shall serve as a supplement to the underlying district regulations and provisions. Where there is any conflict between provisions or requirements between the DOD or the underlying zoning, the more restrictive shall apply.
- C. **Boundaries.** The DOD boundary and the Core Area within the DOD boundary are shown on the official zoning map.
- D. **Exemptions.** No provision or requirement of the DOD shall be applied to property such that (i) the development density of the property is less dense than was allowed under the land’s previous usage; (ii) the permitted uses specified in the underlying district of the property are reduced to fewer uses than were allowed prior to the adoption of the DOD; or (iii) a nonconformity is created on any land not situated in a residential zoning district, including any nonconforming use, nonconforming structure, nonconforming improvement, or nonconforming site element.

4.3.2. PERMITTED AND SPECIAL USES IN DOWNTOWN OVERLAY.

- A. **Downtown Overlay:** Only the following uses are permitted or special uses in the DOD and only to the extent they are permitted or special uses within the underlying zoning district:
 - 1. Dwelling, Single Family Attached
 - 2. Dwelling, Double Family
 - 3. Dwelling, Multiple Family
 - 4. Dwelling, Upper Story Unit.
 - 5. Family Care Facility.
 - 6. Live-Work Unit
 - 7. State Licensed Group Homes
 - 8. Assembly/Church
 - 9. Cultural Facility

10. [Day Care](#)
11. [Government Facility](#)
12. [Lodge or Private Club](#)
13. [Parks/Public Recreation Facilities](#)
14. [Preserved Open Space](#)
15. [Social Services](#)
16. [Bank](#)
17. [Bars and Nightclubs](#)
18. [Breweries and Distilleries](#)
19. [Commercial Parking](#)
20. [Eating Establishment](#)
21. [Event Center](#)
22. [Gas Station](#)
23. [Lodging](#)
24. [Recreation, Indoor](#)
25. [Recreation, Outdoor](#)
26. [Retail Sales and Services](#)
27. [Animal Care](#)
28. [Dental Facility](#)
29. [Medical Facility](#)
30. [Professional Office](#)
31. [Urgent Care](#)
32. [Artisanal Manufacturing](#)
33. [Minor Utility](#)
34. [Major Utility](#)
35. [Water Storage Tower](#)

4.3.3. PROHIBITED USES

- A. [All uses not listed above in 4.3.2 of this section are prohibited in the DOD.](#)

4.3.4. DESIGN STANDARDS

- A. **Building Orientation.** Both residential and non-residential buildings shall face North Main Street, South Main Street, East Young Street, West Young Streets or Rogers Road. Architectural features shall also address the street frontage.
- B. **Parking.** All parking spaces shall be located at the side or rear of the primary structure. Alternate Parking Plans (APPs) may be used for shared parking and/or up to a fifty percent (50%) reduction in otherwise required parking spaces.
- C. **Perimeter Buffers.** Properties with the DOD are exempt from Section 6.2.2.1. Perimeter Buffers.
- D. **Street Buffers.** Properties within the DOD are exempt from Section 6.2.2.2. Street Buffers. If a building is set back from the public right-of-way more than fifteen (15) feet, then landscaping, fencing or architectural features shall maintain the street building edge.
- E. **Setbacks.**
 - 1. Front and corner setbacks shall be a minimum of five feet (5') and a maximum of twenty feet (20').
 - 2. Side setbacks are not required.
 - 3. All other setbacks shall be in accordance with the underlying zoning district.
- F. **Drive-Throughs.** Drive-through windows shall not face North Main Street, South Main Street, East Young Street, West Young Street, or Rogers Road and are prohibited in the Core Downtown Area.
- G. **Vegetation Preservation.** Properties within the DOD are exempt from Section 6.2.4.5. Vegetation Preservation.
- H. **Mailboxes.** Mailboxes shall be located internally, with development or redevelopment of a site, or along an adjacent side street. Mailboxes may be clustered.

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

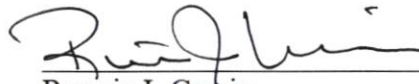
SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

Pipe; Thence N 82°05'26"E a distance of 650.43' to an Existing Iron Pipe; Thence S 81°12'52"E a distance of 305.01' to a point; which is the point of beginning, containing an area of 430,725 square feet, 9.888 acre

Section 2. That the Mayor and Board of Commissioners directs a duly certified copy of this ordinance and annexation boundary map be submitted for filing to the Office of the Register of Deeds of Wake County and the Office of the Secretary of the State of North Carolina.

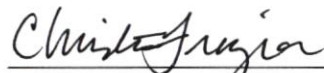
Adopted this 18th day of August, 2026




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 18th day of August, 2026.


Christina Frazier
Town Clerk