



ROLESVILLE NEXT

Unified Development Ordinance Update



ANNOUNCEMENTS

Town Board/Planning Commission
Special Meeting for Rolesville NEXT
and Rolesville MOVES

**Tuesday, August 25,
from 6:00pm to 8:00pm**

Join us online to learn more about
the Town's process to create a
new UDO and updated CTP. You
also will hear a discussion about
the Town Center.

- Learn more about the items to be discussed! www.rolesvillenc.gov/planning/whats-new-plans-progress
- Follow the meeting in real-time on August 25! www.youtube.com/user/townofrolesville
- Can't join us on August 25? A recording will be posted after the meeting. www.rolesvillenc.gov/planning/whats-new-plans-progress

Mixed-Use Districts

As part of Rolesville Next, the Town's exciting UDO update, the updated UDO will provide for mixed-use developments.

The updated UDO will continue to allow for traditional single use districts, but will also recognize the importance of compact, urban forms of development with a mixture of uses. These mixed-use developments will contain specific standards that will result in high quality developments that residents and visitors alike can enjoy.

To provide for the continued predictability of traditional single use developments, mixed-use developments will be regulated to new mixed-use districts. These mixed-use districts will act as their own zoning district and will implement "mixed-use neighborhoods" as identified in the Town's adopted Comprehensive Plan (Rolesville Comprehensive Plan 2017).

Mixed-use districts differ from traditional single use districts in that they allow for a more dynamic mixture of uses, which allow for mixed-use buildings and mixed-use centers. Instead of single use zoning districts that regulate certain parts of the Town for certain uses, mixed-use districts will allow citizens to enjoy a variety of retail, office, residential and civic uses in a single location. Because of their unique nature and to allow for a flexible mixture of uses, mixed-use districts include additional design and development standards which focus on the form of buildings (and not just uses). These design and development standards help to ensure mixed-use districts feature buildings and centers that provide more compact, walkable, urban forms of development that allow residents to live, work and play in a single space.