

Land Development Ordinance (LDO)

Text Amendment Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesville.nc.gov

Planning Department Home Page: [Official Town Webpage](#)

Financially Responsible Party Paul C Schmidt

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

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Applicant / Engineer / Architect / Attorney / Agents

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Name: _____	Phone: _____	Email: _____

APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::

<input checked="" type="checkbox"/> Completed Application and checklist below.	
<input checked="" type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).	
<input checked="" type="checkbox"/> Document that provides clear Text direction regarding the amendment sought – strike-through and “clean” versions.	
<input type="checkbox"/> Any additional supporting documents (ask Staff).	n/a
<input checked="" type="checkbox"/> Note: INVOICE issued for the application fee payment during the completeness check or following application review.	

Exhibit A to Text Amendment Application

Applicant proposes to include a “self-storage (enclosed)” to Commercial use category in LDO Table 5.1 and LDO 5.1.4.

- Add the following line to Table 5.1

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
COMMERCIAL USES													
Retail Sales and Services, Shopping Center	-	-	-	-	P	P	-	-	-	S	S	S	5.1.4.R.
Self Storage, enclosed	-	-	-	-	P	P	P	-	-	-	-	P	5.1.4.
Tattoo Establishment	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.S.
Vape and Tobacco Store	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.T.
Vehicle, Rental and Sales	-	-	-	-	P	P	-	-	-	-	-	-	5.1.4.U.
Vehicle, Minor Service	-	-	-	-	P	P	-	P	P	-	-	-	5.1.4.V.
Vehicle, Major Service	-	-	-	-	-	S	-	P	S	-	-	-	5.1.4.W.

- Add the following section to LDO 5.1.4

5.1.4. Self-Storage, enclosed

1. Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.
2. Accessory Uses Not Included.
3. Examples. Examples include enclosed self-storage facilities
4. Use Standards. The exterior facades of all structures shall receive uniform architectural treatment and resemble an office building.

The proposed text amendments for Table 3.4.3, NC District Development Standards and Table 3.4.2, AC District Development Standards follow. Proposed text is shown in blue and underlined and deletions are shown in ~~red strikethrough~~.

Table 3.4.2. AC District Development Standards

STANDARDS		AC REQUIREMENTS
Building Height		<p>Max: 35' (By Right)</p> <p>60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height</p> <p>Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.</p>
Density		10 Units/Acre (By Right)
Building Placement (Min/Max) Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC	Front * ₁	15'/75'
	Side * ₂	5'/50'
	Rear * ₃	10'/75'
Lot Minimum Lot Length and Width May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC	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 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 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)		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 May Be Utilized to Meet the Building Frontage Requirements
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Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
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Notes:

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

*2 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 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

Table 3.4.3 NC District Development Standards

STANDARDS		NC REQUIREMENTS
Building Height Maximum Height may be increased if Approved as Part of An Approved Development Agreement by the BOC		Max: 35' (By Right) 60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.
Density		8 Units/Acre (By Right)
Building Placement (min/max) Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC	Front *1	15'/100'
	Side *2	10'/50'
	Rear *3	10'/50'
Lot Minimum Lot Length and Width May Be Reduced if	Length (Min)	100'
	Width (Min)	50' 20' (Attached)

Approved as Part of An Approved Development Agreement by the BOC	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 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)	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
Rooflines	<p>Parking Areas (Excluding On-Street Parking) Fronting Public Streets</p> <p>May Be Utilized to Meet the Building Frontage Requirements</p> <p>Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited</p>

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Rooflines	<p>Parking Areas (Excluding On-Street Parking) Fronting Public Streets</p> <p>May Be Utilized to Meet the Building Frontage Requirements</p> <p>Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited</p>
<p><u>Notes:</u></p> <p>*1 Can be increased by a factor of 1.5 where an active use area is provided.</p> <p>*2 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 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.</p>	