



**B.3. TA-25-10 – Text Amendments to
LDO Section 3.1.1. Townhome Building
Separation Requirements**

TA-25-10

Background

- Applicant is Dave Gorman, Lock7 Development
- Request is to modify LDO Section 3.1.3. Residential High Development Standards to reduce Townhome building separation requirements for three-unit and two-unit structures
- *In August 2024, the Town Board of Commissioners' approved TA-24-01, text amendments to Table 3.1.1. RH Development Standards, to allow decreased setbacks and decreased building separation (for two-unit structures) for Age Restricted Townhome developments.*

STANDARDS		RESIDENTIAL HIGH (RH) REQUIREMENTS				
		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 <u>Min. 10' Between structures of three units or less</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'

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Comprehensive Plan Consistency

The Rolesville 2050 Comprehensive Plan Focus Areas include looking at challenges and opportunities as they relate to:

- Transportation,
- Economic Development,
- Land Use & Housing, and
- Parks, Recreation, & Community Character.

A text amendment that adds flexibility for Townhome developments may diversify residential options (more two-unit and three-unit structures) as noted as an opportunity in Rolesville's Comprehensive Plan.

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Proposed Motion

Motion to Recommend (*approval or denial*) of **TA-25-10 – Text Amendments to LDO Section 3.1.1. Townhome Building Separation Requirements**, to the Town Board of Commissioners, because it is (*consistent or inconsistent*) with the Comprehensive Plan. (*Please include examples of consistency or inconsistency.*)