

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-25-06 Add 'Self-Storage, Enclosed' Use and Modify Options for
Development Agreements
Ordinance # ORD-2025-22**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add 'Self-Storage, Enclosed' Use and Modify Options for Development Agreements.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) 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 Table 5.1. be amended to read as follows:

- ✓ Addition (additions are underlined)
Deletion (deletions are ~~struck through~~)
Alteration (additions are underlined and deletions are ~~struck through~~)

	GC	CH	OP	GI	BT	TC	AC	NC	
COMMERCIAL USES									
<u>Self-Storage, Enclosed</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>5.1.4.</u>

That Section 5.1.4. be amended to read as follows:

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.
 - a. Building architecture shall comply with LDO Section 6.8.2 except where noted in these Use Standards.
 - b. Each upper story devoted to this use shall have a minimum transparency of ten percent (10%) per floor and a maximum transparency of twenty percent (20%) per floor.
 - c. All transparency features / glazing shall be visually screened so that the interior of the building cannot be seen.
 - d. Excluding stairwells, internal illumination within upper stories of buildings dedicated to this use shall be screened so that internal light sources shall not be visible. Internal light fixtures directly visible from outside the structure shall be directed internally upward or shall be shielded to prevent such visibility. Sensor lighting shall be required for all internal illumination within upper stories of the building that contain this use, and those lights shall automatically shut off after at most twenty (20) minutes of inactivity.
 - e. The Self-Storage, Enclosed use shall not be permitted along South Main Street between Jonesville Road and Young Street except in the General Industrial Zoning District.

Attach 3: Ordinance as per Staff Recommendation

That Table 3.4.2. AC District Development Standards be amended to read as follows:

STANDARDS	AC REQUIREMENTS
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.</u> *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.	

That Table 3.4.3. NC District Development Standards be amended to read as follows:

STANDARDS	NC REQUIREMENTS
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.</u> *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.	

Attach 3: Ordinance as per Staff Recommendation

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.

SECTION 4. That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

SECTION 5. That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

SECTION 6. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 9th day of October 2025 by the Town of Rolesville Board of Commissioners.

A handwritten signature in black ink, appearing to read "Ronnie I. Currin", written over a horizontal line.

Ronnie I. Currin

Town of Rolesville Mayor

Attach 3: Ordinance as per Staff Recommendation

CERTIFICATION

I, CHRISTINA YNCLAN, 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 9 day of OCTOBER, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 9 day of OCTOBER, 2025.



Christina Yncian
Christina Yncian
Town Clerk