

Memo

To: Mayor Currin & Town Board of Commissioners
From: Stephen Wensman, Planning Director; Michael Elabarger, Assistant Planning Director; & Meredith Gruber, Senior Planner
Date: Meeting Held February 3, 2026
Re: TA-25-10 Land Development Ordinance (LDO) Text Amendments to LDO Table 3.1.3. to Reduce Townhome Building Separation Requirements

Background

Land Development Ordinance (LDO) Text Amendment Application TA-25-10 was submitted in Rolesville's online development portal, [GovWell.com](https://govwell.com), by Dave Gorman of Lock7 Development in October 2025. The application proposes modifying LDO **Section 3.1.3. Residential High Development Standards** to reduce Townhome building separation requirements for three-unit and two-unit structures.

Proposed Text Amendment

The proposed text for TA-25-10 is shown on the next page in [blue and underlined](#).

Table 3.1.3. RH District Dimensional Standards

STANDARDS		RESIDENTIAL HIGH (RH) REQUIREMENTS				
Building Height		Max. 35'				
Density		Max: 6 Dwelling Units Per acre (Single Family Detached) Max 8: Dwelling Units Per Acres (Age Restricted) Max:9 Dwelling Units Per Acre (Attached) Max:12 Dwelling Units Per Acre (Multi Family)				
		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'
Lot	Width (Min)	75' (Single Family Detached) 40' (Single Family Detached Age Restricted) 20' (Attached)				
	Coverage	N/A				
	Area (Min.)	7,500 (Single Family Detached) 4,000 Square Feet (Single Family Detached Age Restricted) 2,000 Square Feet (Attached) 1,900 Square Feet (Attached Age Restricted)				
Special Standards and Notes		<p>No more than 15 gross acres may be assigned to attached or multiple family uses. This acreage limit shall be applied to the total of all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision. There is no limitation for age restricted residential developments.</p> <p><u>Two or three-unit single family attached buildings adjacent to a four-unit or greater building will follow the thirty foot (30') building separation requirement.</u></p>				

Comprehensive Plan Consistency

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

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

The 2050 Plan identifies *Single Family Residential Dominance* as a challenge and states there is a need to promote a wider range of housing options, including mixed-use developments and townhouses, to accommodate different income levels and household types. A text amendment that adds flexibility for Townhome developments may diversify residential options (more two-unit and three-unit structures). The challenges and opportunities noted under Housing & Land Use will shape the Town's future, aiming to create a sustainable and inclusive environment for all residents.

Planning Board Recommendation

At their meeting on December 15, 2025, the Planning Board unanimously recommended approval of TA-25-10 with the addition of stating a two or three-unit building adjacent to a four-unit or greater building will follow the thirty foot (30') building separation requirement. A statement has been added as proposed text in LDO Table 3.1.3. RH District Development Standards.

Staff Recommendation

Based on consistency with the Comprehensive Plan, staff recommends approval of TA-25-10.

Proposed Motions

- Motion to *(approve or deny)* **TA-25-10 - LDO Text Amendments to Section 3.1.3. to Reduce Townhome Building Separation Requirements** because it is *(consistent or inconsistent)* with the Comprehensive Plan. *(Please include examples of consistency or inconsistency.)*

If TA-25-10 is approved:

- Motion to adopt a Statement of Consistency and Reasonableness as **TA-25-10** is consistent with Rolesville's Comprehensive Plan, supporting the plan's Land Use and Housing Focus Area, and is therefore reasonable

Or

- Motion to continue **TA-25-10 - LDO Text Amendments to Section 3.1.3. to Reduce Townhome Building Separation Requirements** to a future Town Board of Commissioners' meeting *(Provide date certain.)*

Attachments

- Text Amendment Application TA-25-10 – Applicant Submittals
- Ordinance 2026-ORD-XX

Proposed Amendment:

Amend LDO Section 3.1.3 (RH District Dimensional Standards) and related provisions to allow a minimum 10-foot building separation between structures for Attached residential buildings containing three (3) units or fewer, in place of the current 30-foot requirement applicable to larger attached buildings.

STANDARDS		RH REQUIREMENTS		
Building Height		Max: 35'		
Density		Max: 6 Dwelling Units Per Acre (Single Family Detached) Max: 9 Dwelling Units Per Acre (Attached) Max: 12 Dwelling Units Per Acre (Multifamily)		
		Single Family Detached	Attached	Multiple Family
Building Setback (Min/Max)	Front	15'	15' 0' Internal	20'
	Side	10'	10' End Unit Minimum 30' between structures <u>Minimum 10' between structures of 3 units or less</u>	15'
	Rear		15'	
	Corner	15'	15'	20'
Lot	Width (Min)	75' (Single Family Detached) 20' (Attached)		
	Coverage	N/A		
	Area (Min)	7,500 Square Feet (Single Family Detached) 2,000 Square Feet (Attached)		

Text Amendment Justification

Consistency with Recent Text Amendments:

The proposed amendment is consistent with recent updates to the Land Development Ordinance. Text Amendment TA-24-01, approved on August 6, 2024, established a minimum 10-foot building separation for two-unit attached age-restricted residential structures. While TA-24-01 specifically applied to age-restricted housing, the same planning principles- promoting flexibility, smaller-scale design, and efficient land use- also apply to this proposal. Extending the 10-foot separation to attached residential buildings containing three units or fewer ensures consistency across similar housing types and continues the Town's efforts to support diverse and attainable housing options.

Consistency with Comprehensive Plan 2050:

The amendment supports the Comprehensive Plan's goals of providing diverse housing types and attainable housing options. Reducing building separation for attached residential types promotes missing middle development, more affordable product and walkable neighborhoods consistent with Rolesville's growth strategy.

Conflict with Standards:

The amendment does not conflict with the Comprehensive Plan or other Town Codes. It modifies a dimensional standard that was originally designed for large (6–8 unit) townhome buildings but is unnecessarily restrictive for smaller paired-villa or two-unit formats.

Demonstrated Community Need:

Rolesville's growing population needs a variety of housing formats beyond detached single-family. Allowing reduced separation for townhomes enables product diversity while maintaining safety, compatibility and affordability.

Consistency with Intent of Zoning Districts:

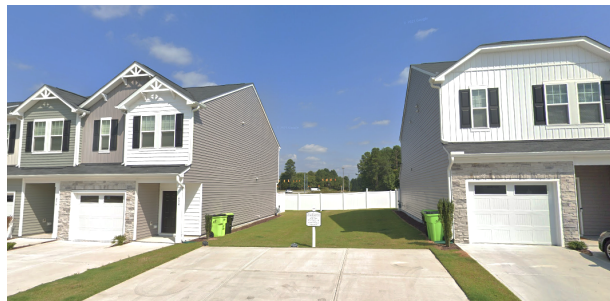
The RH District is intended to accommodate attached housing while ensuring neighborhood compatibility. The proposed amendment balances this intent with efficient land use, improving feasibility for townhome buildings without reducing overall design quality.

Public Health, Safety, Welfare:

The amendment will not negatively affect health or safety. A 10-foot separation maintains building code fire safety standards while ensuring sufficient spacing for access, maintenance, and landscaping.

Current Standard (30' Building Separation)

Requires 30 feet of spacing between townhome buildings, a standard designed for large 6–8 unit townhome blocks. For smaller paired or two-unit buildings, this creates excessive gaps and reduces neighborhood efficiency.



Proposed Standard (10' Building Separation)

Allows 10 feet of spacing between townhome buildings (5' side setback per unit). This maintains safe separation and access while better fitting the scale of smaller attached homes, supporting more efficient and flexible community design.



**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-25-10 Land Development Ordinance (LDO) Text Amendments to
Table 3.1.3. Residential High District Dimensional Standards
Ordinance # ORD-2026-XX**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Table 3.1.3. Residential High District Dimensional Standards to allow a ten-foot (10') separation between single family attached structures of three units or less.

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 3.1.3. be amended to read as follows:

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

Table 3.1.3. RH District Dimensional Standards

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	Coverage	N/A				
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Special Standards <u>and Notes</u>		<p>No more than 15 gross acres may be assigned to attached or multiple family uses. This acreage limit shall be applied to the total of all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision. There is no limitation for age restricted residential developments.</p> <p><u>Two or three-unit single family attached buildings adjacent to a four-unit or greater building will follow the thirty foot (30') building separation requirement.</u></p>				

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 3rd day of February 2026 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, 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 ____ day of _____, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ____ day of _____, 2026.

(seal)

Christina Ynclan - Frazier
Town Clerk