

TA-26-0005

Omnibus Text Amendments



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- TA-26-0005 staff-initiated Text Amendments cover both substantive and technical amendments in multiple sections of Rolesville's LDO:
 - Section 3. Zoning Districts
 - Section 5. Uses
 - Section 6.2. Open Space, Buffering, Compatibility, Landscaping, and Trees
 - Section 6.8. Design Standards
 - Section 9. Subdivision Regulations
 - Section 11.7. Definitions

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- Section 3. Zoning Districts, Table 3.2.4. BT Development Standards

STANDARDS		BT REQUIREMENTS
Building Setbacks (Min.)	Front	30'
	Side	15'
	Rear	35'
	Corner	25'
	<u>BT adjacent to BT</u>	<u>0'</u>
Lot	Width (Min.)	100'
	Coverage (Min./Max.)	N/A
	Area (<u>Min.</u>)	20,000 Square Feet

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- Section 6. Open Space, Buffering, Compatibility, Landscaping, and Trees, Item 6.2.2.1.D.4

4. Parking. Parking areas in the Office and Professional (OP) and Business, Industry, and Technology (BT) Zoning Districts may encroach into the inner fifty percent (50%) of a perimeter buffer area.

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- Section 6.2. Open Space, Buffering, Compatibility, Landscaping, and Trees
 - TA-25-11, Perimeter Buffer Revisions, was approved on March 17, 2026
 - Options for eliminating fences and walls in Perimeter Buffers between residential zoning districts if additional plant material is provided
 - TA-26-0005 takes a more holistic approach to revising Perimeter Buffer options / performance standards
 - The Town of Wake Forest is currently working on a UDO Re-Write Project that includes illustrations for Perimeter Buffer options
 - With the Planning Board's feedback, Planning staff would like to create similar illustrations to be included in TA-26-0005

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- Illustration from
Town of Wake Forest's
UDO Re-Write Project



Figure 5: Perimeter Buffer Type A - Option 1

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- Illustration from
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Figure 6: Perimeter Buffer Type A - Option 2

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- Illustration from
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Figure 7: Perimeter Buffer Type A - Option 3

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- Section 6.
Open Space,
Buffering,
Compatibility,
Landscaping,
and Trees,
Table 6.2.2.1.

	Type 1	Type 2	Type 3	Type 4
Min. Width	10'	15'	25'	50'
Min. Canopy Trees	3	3	4	8
Min. Understory Trees	1	1	2	4
Min. Shrubs	40	50	60	Hedge
Min. Fence	6'	6'	N/P	N/P
Min. Wall	N/R	N/R	6'	3'
Min. Berm	N/R	N/R	N/R	5'
<u>Min. Opacity</u>	<u>50% to 6'</u>	<u>75% to 6'</u>	<u>75% to 6'</u>	<u>75% to 8'</u>

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- Section 9. Subdivision Regulations, Item 9.2.1.A.1.
 1. All subdivision lots shall abut, at least twenty (20) feet in width, on a public street, except that Lots for ‘Dwelling, Single Family, Attached’ uses may provide the required minimum twenty (20) feet of frontage width on a Private Access Easement per Section 5.1.2.B. Use Standards. Minimum lot frontage width is dictated by the Zoning District of the property; see LDO Section 3. **For multiple lot developments, such as a campus setting, in the Office and Professional (OP), Business, Industry, and Technology (BT), and the General Industrial (GI) districts, lots may access to and abut Private Access Easements.**

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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.

Having clear and effective development regulations has the potential to support all the Focus Areas in Rolesville's Comprehensive Plan.

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- **Proposed Motion**

- Motion to recommend (*approval or denial*) of **TA-26-0005 – Omnibus Text Amendments**, to the Town Board of Commissioners, because it is (*consistent or inconsistent*) with the Comprehensive Plan. (Please include examples of consistency or inconsistency.)