

Memo

To: Planning Board
From: Michael Elabarger, Assistant Planning Director & Meredith Gruber, Planning Director
Date: June 18, 2025
Re: TA-25-05 Land Development Ordinance (LDO) Text Amendments to Sections 3.4.1., 3.4.2., 3.4.3., and 6.8.6.G. to Change Multifamily Building Transparency Requirements

Background

Land Development Ordinance (LDO) Text Amendment Application TA-25-05 was submitted by Mark Frederick of Parker Poe on behalf of Crosland Southeast. The application proposes modifying LDO Sections 3.4.1., 3.4.2., 3.4.3., and 6.8.6.G. related to **building façade transparency requirements for Multifamily development**. The following items are noted:

1. Transparency is defined in LDO Section 11 as “... *the percentage of windows and doors on the elevations of a building. Transparency requirements promote visually appealing building facades. Transparency standards control the minimum percentage of windows and doors that must make up a ground floor (first story) or upper story facade.*”
2. In all the referenced LDO Sections, the “applicability” of the Transparency requirements are limited only to building facades that face a public and/or private street - thus, in most instances, not all the “sides” of a Building are required to comply with Transparency requirements; it is required on building sides where it is expected to have significant and regular view from the passing public.
3. The Applicant notes that the current transparency requirements for Multifamily buildings are more restrictive than other Wake County municipalities.

Proposed Text Amendment

The Zoning specific use of **Dwelling, Multiple Family** is a Permitted use in the following Zoning Districts:

- Residential High Density (RH) Zoning District;
- Town Center District (TC) Zoning District; *this is a ‘mixed use’ district.*
- Activity Center (AC) Zoning District; *this is a ‘mixed use’ district.*
- Neighborhood Center (NC) Zoning District; *this is a ‘mixed use’ district.*

The following sections of the LDO are affected:

- 6.8.6.G. / Multifamily Design Standards / Transparency
- 3.4.1. / Table 3.4.1 / Building & Site Design / Minimum Transparency (the TC District);
- 3.4.2. / Table 3.4.2. / Building & Site Design / Minimum Transparency (the AC District);
- 3.4.3. / Table 3.4.3. / Building & Site Design / Minimum Transparency (the NC District);

The subject text amendments propose to modify and reduce the minimum Transparency requirements – for the Multifamily building type, and only the Multifamily building type - to twenty-five percent (25%) in all the zoning districts in which *Dwelling, Multiple Family*, is a permitted use.

- RH District – Amend Section 6.8.6.G., which regulates Multifamily Building design in the RH District, by reducing from thirty percent (30%) to twenty-five percent (25%);
- TC / AC / NC Districts - Amend Sections 3.4.1, 3.4.2, and 3.4.3, which regulates minimum transparency for ALL types of Buildings in these Districts, respectively, by amending the following only for the Multifamily building type:
 - o On First floors, reduction from forty percent (40%) to twenty-five percent (25%);
 - o On all Upper floors over the First Floor, reduction from thirty-five percent (35%) to twenty-five percent (25%).

See the attached application for Text Amendment TA-25-05. It includes the proposed text shown in blue and underlined and deletions in ~~red strikethrough~~. The document also includes an extensive description and a justification statement.

Staff Analysis and Recommendation

Major objectives from the 2017 Comprehensive Plan include:

- Walkability;
- Greater variety of services, shopping experiences, and restaurants in Rolesville;
- More parks and active recreation;
- Retention of “small-town” feel reflecting a population that comes together to socialize.

Major recommendations from the 2017 Comprehensive Plan include:

- Create a close-knit system of secondary streets.
- Create a diversity of new houses but ensure high quality and limited locations for multifamily units.
- Create more capacity in the local parks and active recreation programs.
- Celebrate Downtown.

Staff recommends approval of TA-25-05 Land Development Ordinance (LDO) Text Amendments to Sections 3.4.1., 3.4.2., 3.4.3., and 6.8.6.G. to Change Multifamily Building Transparency Requirements. Adjusting transparency requirements for Multifamily buildings only may contribute to the creation of housing diversity through the addition of future multifamily development. It is worth pointing out that buildings with thirty-five (35) to forty (40) percent transparency typically include other uses like retail and office space that have larger windows than residential development does. To clarify, there are no such transparency requirements for any of the various forms of single-family or two-family (double) dwellings – transparency as a standard is ‘first’ applied to Multifamily buildings, and then all commercial and mixed-use buildings types; Industrial building types (LDO 6.8.7) have no transparency requirements.

Proposed Motion

Motion to Recommend (*approval or denial*) of TA-25-05, to the Town Board of Commissioners, because it is (*consistent or inconsistent*) with the Comprehensive Plan.

Attachments

1. Text Amendment Application TA-25-05 from Mark Frederick, Parker Poe
2. LDO Section 3 Proposed Text Amendment language
3. LDO Section 6 Proposed Text Amendment language



Case No. _____

Date _____

Text Amendment Application

Contact Information

Name Mark Frederick on behalf of Crosland Southeast

Address 301 Fayetteville Street, Suite 1400

City/State/Zip Raleigh, NC 27601

Phone 919-835-4023

Email markfrederick@parkerpoe.com

Amendment Information

This petition is to amend the Unified Development Ordinance Section(s) 3.4.1; 3.4.2; 3.4.3; and 6.8.6.G

to allow amended building transparency requirements.

Applicant Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature J. Austin Williams Date 4/1/2025

STATE OF NORTH CAROLINA

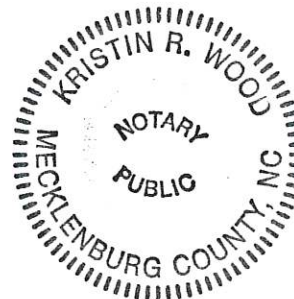
COUNTY OF Mecklenburg

I, a Notary Public, do hereby certify that J. Austin Williams

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 1st day of April 2025.

My commission expires May 11, 2025.

Signature Kristin R. Wood Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Case No. _____

Date _____

Text Amendment Application

Description of Proposed Use

~~See attached.~~

Justification

~~See attached.~~

Exhibit A
Transparency Text Amendment Application

Description of Text Amendment

This text amendment application (“Text Change”) is filed in order to modify Sections 3.4.1, 3.4.2, 3.4.3, and 6.8.6.G of the Town of Rolesville’s Land Development Ordinance (LDO) related to building façade transparency requirements for multifamily buildings.

LDO Section 6.8.6.G currently requires multifamily buildings to have a minimum transparency of 30% on the ground floor and upper floors for any façade facing a public and/or private street, unless stated otherwise in the LDO. For property located in the Town Center District (LDO Section 3.4.1), the Activity Center District (LDO Section 3.4.2), or the Neighborhood Center District (LDO Section 3.4.3), the LDO requires a minimum transparency of 40% on the first floor and 35% on each story above for all building types.

The proposed transparency standards will require multifamily buildings to have a minimum transparency of 25% on all floors for any façade facing a public and/or private street. This new standard will apply in all zoning districts, including the mixed use districts (Town Center District, Activity Center District, and Neighborhood Center District). The current transparency requirements in the mixed use districts would remain enforceable for non-residential buildings and mixed use buildings.

The current transparency requirements for multifamily buildings, while well-intentioned, have proven overly restrictive, creating unintended barriers to economic development and community growth. Nearby towns with more moderate transparency requirements have successfully maintained vibrant, pedestrian-friendly streetscapes while allowing for a diversity of architectural styles - a balance Rolesville can achieve with this Text Change. For example, the City of Raleigh’s most restrictive transparency standard for multifamily buildings is a minimum of 20% on the ground floor and 15% on upper floors. The Town of Cary does not have ground floor transparency standards for multifamily buildings, and requires a minimum of 20% on upper floors. By adjusting the town’s transparency standards to more closely align with those of neighboring municipalities, Rolesville can foster a more balanced, practical, and regionally consistent approach to zoning without compromising the aesthetic or functional integrity of the community.

Text Amendment Justification

The proposed text amendment is consistent with the Text Amendment Review Standards in LDO Appendix A, Section 2.4.F.

1. Whether the proposed amendment is consistent with the comprehensive plan and other applicable adopted Town plans;

Response: The proposed Text Change is consistent with the following policies of the Comprehensive Plan and Main Street Vision Plan:

- Comprehensive Plan Goal LU1. Encourage a walkable, connected Town in the face of rapid growth. *Comprehensive Plan pg. 42*. This Text Change will encourage the development of more dense residential development in mixed use districts, which will create a more walkable, connected Town.

- Comprehensive Plan Goal D1.1. Take actions to ensure that new housing stock provides diverse options around Main Street. “New neighborhoods that are developed should provide a ***mix of housing options for young adults, families, senior citizens, etc.*** so that citizens can age in place and have options for their housing expectations.” *Comprehensive Plan pg. 83 (emphasis added)*. This Text Change will encourage the development of more dense residential development in the Town Center district and other mixed use districts, which will bring much needed daytime foot traffic to Rolesville to patronize shops and restaurants and promote the development of additional retail shops downtown.
- Main Street Vision Plan, Corridor Development Strategy 1 for the Central - Lifestyle Village (Main & Burlington Mills): “Support market rate housing development with mix of product types: townhomes, apartments, senior housing.” *Main Street Vision Plan, pg. 80*.
- Main Street Vision Plan, Corridor Development Strategy 3 for the Central - Lifestyle Village (Main & Burlington Mills): “Housing product to incorporate higher densities.” *Main Street Vision Plan, pg. 80*.
- Main Street Vision Plan, Corridor Development Strategy 1 for All Areas: “Facilitate expanded new housing options along the corridor.” *Main Street Vision Plan, pg. 80*.

2. Whether the proposed amendment conflicts with any standard of the LDO, Comprehensive Plan, and/or the Town Code;

Response: The Text Change does not conflict with any standards of the LDO, Comprehensive Plan, or Town Code. Rather, the Text Change will align Rolesville with proven practices from comparable communities.

3. Whether there are changed conditions that require a text amendment;

Response: The current transparency standards place Rolesville at a competitive disadvantage, discouraging the type of growth and development envisioned for mixed use areas. By adjusting the town’s transparency standards to more closely align with those of neighboring municipalities, Rolesville can foster a more balanced, practical, and regionally consistent approach to zoning without compromising the aesthetic or functional integrity of the community.

4. Whether the proposed amendment addresses a demonstrated need within the community;

Response: The Town has adopted policies and plans to encourage walkable, connected development in mixed use districts and along Main Street. By adjusting the town’s transparency standards to more closely align with those of neighboring municipalities, Rolesville can foster a more balanced, practical, and regionally consistent approach to zoning without compromising the aesthetic or functional integrity of the community.

- 5. Whether the proposed amendment is consistent with the purpose and intent of the zoning districts of the LDO, would improve compatibility among uses, ensure efficient development within the Town, and addresses a standard that is inadequate for development in the LDO; and**

Response: The proposed Text Change is consistent with the purpose and intent of the mixed use districts, which is to encourage compact, urban forms of development in designated areas across the Town. The current standards are overly restrictive, creating unintended barriers to economic development and community growth. By adjusting these standards to more closely align with those of neighboring municipalities, the Town can foster a more balanced, practical, and regionally consistent approach to zoning without compromising the aesthetic or functional integrity of the community. Encouraging more dense residential development within mixed use districts will create the vibrant, walkable, and urban form of development envisioned for these areas.

- 6. Whether the proposed amendment would negatively affect health, safety, and welfare of the Town.**

Response: The Text Change will not negatively affect health, safety, and welfare of the Town. Rather, it will improve health, safety, and general welfare by encouraging the development of housing in mixed use areas to create a vibrant, walkable built environment.

4. **Rooflines.** Building rooflines that face a street shall not exceed a linear distance of thirty-five (35) feet without the introduction of a physical articulation of no less than one (1) foot in the vertical direction.

3.4.1. TOWN CENTER DISTRICT (TC)

A. **Purpose and Intent.**

1. The Town of Rolesville recognizes the importance of the Town Center (TC) district to serve as the town's traditional town center that features areas of economic, entertainment and community activities that encourages pedestrian accessibility and activity.
2. The intent of the TC district is to create a vibrant, active town center that features a mix of uses, residential and nonresidential;
3. Require specific design and development related standards to create an environment where residents and visitors of Rolesville can live, work and play; and
4. Regulate development per the standards defined for the district.

B. **Timing of Development.**

1. To ensure compliance with the intent and standards for a mix of uses within the TC District, for any development application, a maximum of fifty (50) percent of the approved residential units may be issued building permits until at least twenty-five (25) percent of the approved non-residential square footage has been issued a building permit.
2. The remaining residential units may be permitted upon approval (permit) of at least fifty (50) percent of approved non-residential square footage.
3. The required percentage may be modified as part of an approved development agreement.

Table 3.4.1. TC District Development Standards

STANDARDS		TC REQUIREMENTS
Building Height		<p>Max: 35' (By Right)</p> <p>If Design Alternative Is Approved, Maximum 60' In Height If an Interior Sprinkler or Fire Suppression System Is Required. 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		<p>20 Units/Acre (Single-Use Residential Building)</p> <p>(No Density Standard for Upper Story Residential When Part of a Mixed-Use Building, And/or Live-Work Unit)</p>
Building Placement (Min/Max) See also Street Walls	Front	0'/20'
	Side	0'/15'
	Rear	0'/45'
Lot	Length (Min)	50'
	Width (Min)	<p>25'</p> <p>20' (Attached)</p>
	Coverage (Max)	N/A
Frontage	% Requirement	50%
	Active Use Areas	<p>Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)</p> <p>Maximum AUA Depth: 10'</p>
	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	<p>Maximum Length: 50% of Building Frontage</p> <p>Maximum Encroachment: 6'</p> <p>Minimum Clearance: 8'</p>

ROLESVILLE LAND DEVELOPMENT ORDINANCE

		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)		35,000 Square Feet 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) (Excluding Residential Only Structures)		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
Rooflines		Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited

3.4.2. ACTIVITY CENTER (AC)

A. **Purpose and Intent.** The Activity Center (AC) zoning district intends to:

1. Allow for mixed-use developments throughout the town that are located at major intersections and corridors;
2. Feature a mixture of uses, residential and non-residential;
3. Create development that encourages active living where residents and visitors can live, work and play;
4. Require development and redevelopment that allows for enhanced pedestrian activity; and
5. Regulate development per the standards defined for the district.

B. **Mixed-Use District by Zoning Map Amendment.** The AC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The AC district shall require a site plan as part of the zoning map amendment.

C. **Minimum Size.** An AC district development shall be a minimum three (3) acres in size. A maximum fifty (50) percent of gross acreage can be dedicated to residential uses.

D. **Mixture of Uses and Timing of Development.**

1. A minimum twenty (20) percent allocation of gross area for nonresidential uses is required.
2. Buffers, open space, and stormwater facilities shall not be included in the calculation of the required twenty (20) percent allocation.
3. Uses can be integrated vertically or horizontally.
4. To ensure compliance with the intent and standards for a mix of uses within the AC district, a maximum fifty (50) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted (issue of a building permit).

5. The remaining residential units may be permitted upon approval (permit) of at least fifty (50) percent of approved non-residential square footage.
6. The standards in 3.4.2.D may be modified as part of an approved development agreement by the BOC.

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)	Front ^{*1}	15'/75'
	Side ^{*2}	5'/50'
	Rear ^{*3}	10'/75'
Lot	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'

ROLESVILLE LAND DEVELOPMENT ORDINANCE

	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} (Excluding Residential Only Structures)		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

Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
<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>	

3.4.3. NEIGHBORHOOD CENTER (NC)

- A. **Purpose and Intent.** The Mixed-Use Neighborhood Center (NC) zoning district intends to:
1. Allow for development that is more suburban in nature and centered on a mixture of less intense uses that include a limited commercial component;
 2. Permit small-scale, neighborhood-oriented commercial uses that are compatible with nearby residential uses;
 3. Allow for less intense uses through the Permitted Principal Use Table as defined in Section 5.1; and
 4. Regulate development per the standards defined for the district.
- B. **Mixed-Use District by Zoning Map Amendment.** The NC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The NC district shall require a site plan as part of the zoning map amendment.
- C. **Minimum Size.** An NC district development shall have no minimum size. A maximum seventy-five (75) percent of gross acreage can be dedicated to residential uses.
- D. **Mixture of Uses and Timing of Development.**
1. A NC development shall feature a minimum fifteen (15) percent allocation of gross area for nonresidential uses.
 2. Buffers, open space, and stormwater facilities shall not be included in the calculation of the required fifteen (15) percent allocation.
 3. Uses can be integrated vertically or horizontally.
 4. To ensure compliance with the intent and standards for a mix of uses within the NC district, a maximum fifty (50) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted (issue of a building permit).
 5. The remaining residential units may be permitted upon approval (permit) of

at least fifty (50) percent of approved non-residential square footage.

6. The standards in 3.4.3.D may be modified as part of an approved development agreement by the BOC.

Table 3.4.3. NC District Development Standards

STANDARDS		NC 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		8 Units/Acre (By Right)
Building Placement (min/max)	Front * ¹	15'/100'
	Side * ²	10'/50'
	Rear * ³	10'/50'
Lot	Length (Min)	100'
	Width (Min)	<p>50'</p> <p>20' (Attached)</p>
	Coverage (Max)	N/A
Frontage	% Requirement	<p>25%</p> <p>Outparcel buildings may be used to meet frontage requirements</p>
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)

ROLESVILLE LAND DEVELOPMENT ORDINANCE

	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	Maximum AUA Depth: 10'
		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) (Excluding Residential Only Structures)		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

	<p>Parking Areas (Excluding On-Street Parking) Fronting Public Streets</p> <p>May Be Utilized to Meet the Building Frontage Requirements</p>
Rooflines	<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>	

3.5. INACTIVE DISTRICTS

A. Inactive Districts. Planned Unit Development (PUD) zoning district is retired with adoption of the Land Development Ordinance (LDO). Under the provisions of this LDO, no new zoning map amendment applications will be accepted for the Planned Unit Development (PUD) zoning district. However, properties or parcel assemblages governed by this pre-existing zoning classification may continue to be developed pursuant to the regulations adopted for the approved PUD.

2. Decorative hinges;
3. Columns, pilasters, posts or vertical design features;
4. High quality materials other than vinyl or aluminum; and/or
5. Overhangs, eaves, awning or similar design element that projects at least twelve (12) inches beyond the façade above the garage door

6.8.6. MULTIFAMILY DESIGN STANDARDS

A. **Intent and Applicability.** Multifamily design standards are additional standards intended to supplement the required zoning district development standards and specific use standards defined in this LDO. These design standards shall be required for all new multifamily buildings (including triplexes and quadplexes) and/or developments. Single family uses, including townhouses or attached single family, are exempt from these standards.

B. **Standards.** Multifamily design standards shall:

1. Promote and enhance pedestrian scale;
2. Feature appropriate levels of building articulation, transparency, and design elements, per the standards of this section;
3. Limit undesirable design elements and promote desirable design elements, as defined in this LDO;
4. Screen loading and delivery areas and mechanical use areas, including roof top equipment; and
5. Position primary entrance of a building toward a street.

C. **Prohibited Design Elements.** Design elements which do not promote high quality development or redevelopment, and of which should avoid facing public streets and civic space areas, are not allowed and shall include the following prohibited design elements:

1. Large, monotonous, unarticulated blank wall surfaces;
2. Exposed and untreated block walls;
3. False fronts;

4. Lack of architectural features; and
5. Lack of change in materials

D. Required Design Elements. Design elements that promote a high-quality development or redevelopment include the following required design elements which shall be included for all multifamily buildings subject to this section:

1. Consistent architectural style, detail and trim;
2. Facades which break down large elements of mass and scale where appropriate;
3. Architectural details and articulation;
4. Material changes reflective of function and appropriately placed;
5. Canopies, porches, stoops, roof overhangs;
6. Shade and weather protection for ground floor entrances;
7. Design elements such as cornice lines, columns, arches; and
8. Various fenestration and transparency elements

E. Building Orientation and Placement.

1. Multifamily buildings which abut streets shall be required to be oriented parallel to the street.
2. Multifamily buildings shall not be oriented at an angle to the street.
3. Developments with several multifamily buildings shall cluster buildings along streets or internal rights-of-way to allow for enhanced open space and recreation areas within the area of the development.
4. Developments with several multifamily buildings shall ensure no more than sixty (60) percent of the off-street parking area for the entire property is located between the front facade within the front yard of the principal building(s) and the primary abutting street unless the principal building(s) and/or parking lots are screened from view by outparcel development.

F. Building Facades. Building form design shall take into account mass, scale, and articulation. Building facades shall be designed with a consistent architectural style,

detail, and trim features. Facades which face a street, shall provide at minimum four (4) of the following elements:

1. A change in plane, such as an offset, reveal or projecting rib. Such plane projections or recesses shall have a width of no less than six (6) inches (columns, planters, arches, voids, etc.);
2. Architectural details such as raised bands and cornices;
3. Integrated planters that utilize landscaped areas for decorative details;
4. Awnings and or arcade;
5. Covered porches, terraces, lanais or balconies intended for private use by residents of the multifamily structure;
6. Shutters;
7. Pillars or posts;
8. Bay windows;
9. Roof eaves of at least three (3) inch wide trim
10. Complementary change in color; and/or
11. Complementary change in material/texture.

G. **Transparency.** Building facades shall be designed to have a minimum transparency, through the use of windows and doors, on ground floor and upper floors. Transparency standards shall apply to all sides of a buildings facing a public and/or private street. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from the public and/or private street. The minimum transparency for multifamily buildings is ~~thirty~~ twenty-five (~~30~~25) percent, unless stated otherwise in this LDO.

H. **Blank Wall/Articulation Standards.** Blank wall area is understood to be an undesirable design feature and shall be limited as follows. Blank wall area standards shall apply to the front and sides of buildings or any portion of a building fronting a residential area or public or private street, and shall comply with the standards below:

1. *Blank wall area* shall be understood to refer to portions of an exterior façade

that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change.

2. Paint shall not be considered a substantial material change.
 3. Blank wall area applies in both a vertical and horizontal direction of the building façade and applies to ground floors and upper floors.
 4. The maximum continuous blank wall area shall be a maximum thirty-five (35) square feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change.
 5. Except as otherwise regulated, the maximum permitted blank wall length for the rear of buildings shall be one-hundred (100) feet, or twenty-five (25) percent of the building length, whichever is less.
- I. **Entrances.** The entrances of a residence along the front façade of a multifamily building are the most highly designed side of a building. A primary facade and main building entry shall face the right-of-way, and additional entrances are encouraged facing local streets, parking lots, plazas and adjacent buildings. Buildings adjacent to public rights-of-way shall have at least one (1) entrance providing access to the right-of-way. This entrance shall remain in operation and not be closed off to residents. Separate entrances to upperstory units shall be prohibited from being visible street rights-of-way. All multifamily development and redevelopment shall provide no less than four (4) of the following items for building entrances:
1. A change in plane indicating a building entrance;
 2. Building wall projection;
 3. Recess of entry at least three (3) feet;
 4. Architectural features and fenestration;
 5. Variety in color, material, texture orienting pedestrians to the building entrance;
 6. Ornamental doors;
 7. Covered entries including awnings, arcade or eave;
 8. Windows;

9. Porches;
10. Arches, columns, stoops, cornices.

J. Porches/Balconies.

1. Porches, including covered porches, stoops, awnings, and bay windows and wings may only extend into the front yard up to five (5) feet. Encroachments may be permitted up to fifty (50) percent of the total length of the respective façade.
2. Balconies shall project or recess a minimum of two (2) feet from the façade.

K. Accessory Structures. All accessory structures for multifamily buildings and/or developments shall comply with the following standards:

1. Garages, carports, or covered parking areas shall be provided from local streets or alleys. Entrances to parking garages are exempt from this standard and may be accessed from street rights-of-way, alleys or internal courtyards or accesses.
2. Accessory structures shall have similar exterior materials, colors and roof forms as the principal structure.

L. Miscellaneous Requirements.

1. All utility equipment (including meters and conduits) attached to a building shall be painted to match the primary surface color of the wall on which it is attached, painted to match accent colors used on the façade, or be blocked from view (where practicable) through the use of landscaping or screens.
2. Downspouts shall be painted to match the primary surface color of the wall on which it is attached, be painted to match accent colors used on the façade, or be constructed of materials that complement the architectural style of the structure.
3. Refuse collection areas shall be distributed evenly throughout multiple building multifamily developments.
4. Roofing materials should complement the color and texture of the building façade.

4. **Rooflines.** Building rooflines that face a street shall not exceed a linear distance of thirty-five (35) feet without the introduction of a physical articulation of no less than one (1) foot in the vertical direction.

3.4.1. TOWN CENTER DISTRICT (TC)

A. **Purpose and Intent.**

1. The Town of Rolesville recognizes the importance of the Town Center (TC) district to serve as the town's traditional town center that features areas of economic, entertainment and community activities that encourages pedestrian accessibility and activity.
2. The intent of the TC district is to create a vibrant, active town center that features a mix of uses, residential and nonresidential;
3. Require specific design and development related standards to create an environment where residents and visitors of Rolesville can live, work and play; and
4. Regulate development per the standards defined for the district.

B. **Timing of Development.**

1. To ensure compliance with the intent and standards for a mix of uses within the TC District, for any development application, a maximum of fifty (50) percent of the approved residential units may be issued building permits until at least twenty-five (25) percent of the approved non-residential square footage has been issued a building permit.
2. The remaining residential units may be permitted upon approval (permit) of at least fifty (50) percent of approved non-residential square footage.
3. The required percentage may be modified as part of an approved development agreement.

Table 3.4.1. TC District Development Standards

STANDARDS		TC REQUIREMENTS
Building Height		<p>Max: 35' (By Right)</p> <p>If Design Alternative Is Approved, Maximum 60' In Height If an Interior Sprinkler or Fire Suppression System Is Required. 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		<p>20 Units/Acre (Single-Use Residential Building)</p> <p>(No Density Standard for Upper Story Residential When Part of a Mixed-Use Building, And/or Live-Work Unit)</p>
Building Placement (Min/Max) See also Street Walls	Front	0'/20'
	Side	0'/15'
	Rear	0'/45'
Lot	Length (Min)	50'
	Width (Min)	<p>25'</p> <p>20' (Attached)</p>
	Coverage (Max)	N/A
Frontage	% Requirement	50%
	Active Use Areas	<p>Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)</p> <p>Maximum AUA Depth: 10'</p>
	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	<p>Maximum Length: 50% of Building Frontage</p> <p>Maximum Encroachment: 6'</p> <p>Minimum Clearance: 8'</p>

		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)		35,000 Square Feet 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) (Excluding Residential Only Structures)		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
Rooflines		Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited

3.4.2. ACTIVITY CENTER (AC)

A. **Purpose and Intent.** The Activity Center (AC) zoning district intends to:

1. Allow for mixed-use developments throughout the town that are located at major intersections and corridors;
2. Feature a mixture of uses, residential and non-residential;
3. Create development that encourages active living where residents and visitors can live, work and play;
4. Require development and redevelopment that allows for enhanced pedestrian activity; and
5. Regulate development per the standards defined for the district.

B. **Mixed-Use District by Zoning Map Amendment.** The AC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The AC district shall require a site plan as part of the zoning map amendment.

C. **Minimum Size.** An AC district development shall be a minimum three (3) acres in size. A maximum fifty (50) percent of gross acreage can be dedicated to residential uses.

D. **Mixture of Uses and Timing of Development.**

1. A minimum twenty (20) percent allocation of gross area for nonresidential uses is required.
2. Buffers, open space, and stormwater facilities shall not be included in the calculation of the required twenty (20) percent allocation.
3. Uses can be integrated vertically or horizontally.
4. To ensure compliance with the intent and standards for a mix of uses within the AC district, a maximum fifty (50) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted (issue of a building permit).

5. The remaining residential units may be permitted upon approval (permit) of at least fifty (50) percent of approved non-residential square footage.
6. The standards in 3.4.2.D may be modified as part of an approved development agreement by the BOC.

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)	Front ^{*1}	15'/75'
	Side ^{*2}	5'/50'
	Rear ^{*3}	10'/75'
Lot	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) (Excluding Residential Only Structures)		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



Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
<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>	

3.4.3. NEIGHBORHOOD CENTER (NC)

- A. **Purpose and Intent.** The Mixed-Use Neighborhood Center (NC) zoning district intends to:
1. Allow for development that is more suburban in nature and centered on a mixture of less intense uses that include a limited commercial component;
 2. Permit small-scale, neighborhood-oriented commercial uses that are compatible with nearby residential uses;
 3. Allow for less intense uses through the Permitted Principal Use Table as defined in Section 5.1; and
 4. Regulate development per the standards defined for the district.
- B. **Mixed-Use District by Zoning Map Amendment.** The NC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The NC district shall require a site plan as part of the zoning map amendment.
- C. **Minimum Size.** An NC district development shall have no minimum size. A maximum seventy-five (75) percent of gross acreage can be dedicated to residential uses.
- D. **Mixture of Uses and Timing of Development.**
1. A NC development shall feature a minimum fifteen (15) percent allocation of gross area for nonresidential uses.
 2. Buffers, open space, and stormwater facilities shall not be included in the calculation of the required fifteen (15) percent allocation.
 3. Uses can be integrated vertically or horizontally.
 4. To ensure compliance with the intent and standards for a mix of uses within the NC district, a maximum fifty (50) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted (issue of a building permit).
 5. The remaining residential units may be permitted upon approval (permit) of

at least fifty (50) percent of approved non-residential square footage.

6. The standards in 3.4.3.D may be modified as part of an approved development agreement by the BOC.

Table 3.4.3. NC District Development Standards

STANDARDS		NC 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		8 Units/Acre (By Right)
Building Placement (min/max)	Front ^{*1}	15'/100'
	Side ^{*2}	10'/50'
	Rear ^{*3}	10'/50'
Lot	Length (Min)	100'
	Width (Min)	50' 20' (Attached)
	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)

	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	Maximum AUA Depth: 10'
		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) (Excluding Residential Only Structures)		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
Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
<u>Notes:</u> * 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.	

3.5. INACTIVE DISTRICTS

A. Inactive Districts. Planned Unit Development (PUD) zoning district is retired with adoption of the Land Development Ordinance (LDO). Under the provisions of this LDO, no new zoning map amendment applications will be accepted for the Planned Unit Development (PUD) zoning district. However, properties or parcel assemblages governed by this pre-existing zoning classification may continue to be developed pursuant to the regulations adopted for the approved PUD.

2. Decorative hinges;
3. Columns, pilasters, posts or vertical design features;
4. High quality materials other than vinyl or aluminum; and/or
5. Overhangs, eaves, awning or similar design element that projects at least twelve (12) inches beyond the façade above the garage door

6.8.6. MULTIFAMILY DESIGN STANDARDS

A. **Intent and Applicability.** Multifamily design standards are additional standards intended to supplement the required zoning district development standards and specific use standards defined in this LDO. These design standards shall be required for all new multifamily buildings (including triplexes and quadplexes) and/or developments. Single family uses, including townhouses or attached single family, are exempt from these standards.

B. **Standards.** Multifamily design standards shall:

1. Promote and enhance pedestrian scale;
2. Feature appropriate levels of building articulation, transparency, and design elements, per the standards of this section;
3. Limit undesirable design elements and promote desirable design elements, as defined in this LDO;
4. Screen loading and delivery areas and mechanical use areas, including roof top equipment; and
5. Position primary entrance of a building toward a street.

C. **Prohibited Design Elements.** Design elements which do not promote high quality development or redevelopment, and of which should avoid facing public streets and civic space areas, are not allowed and shall include the following prohibited design elements:

1. Large, monotonous, unarticulated blank wall surfaces;
2. Exposed and untreated block walls;
3. False fronts;

4. Lack of architectural features; and
5. Lack of change in materials

D. **Required Design Elements.** Design elements that promote a high-quality development or redevelopment include the following required design elements which shall be included for all multifamily buildings subject to this section:

1. Consistent architectural style, detail and trim;
2. Facades which break down large elements of mass and scale where appropriate;
3. Architectural details and articulation;
4. Material changes reflective of function and appropriately placed;
5. Canopies, porches, stoops, roof overhangs;
6. Shade and weather protection for ground floor entrances;
7. Design elements such as cornice lines, columns, arches; and
8. Various fenestration and transparency elements

E. **Building Orientation and Placement.**

1. Multifamily buildings which abut streets shall be required to be oriented parallel to the street.
2. Multifamily buildings shall not be oriented at an angle to the street.
3. Developments with several multifamily buildings shall cluster buildings along streets or internal rights-of-way to allow for enhanced open space and recreation areas within the area of the development.
4. Developments with several multifamily buildings shall ensure no more than sixty (60) percent of the off-street parking area for the entire property is located between the front facade within the front yard of the principal building(s) and the primary abutting street unless the principal building(s) and/or parking lots are screened from view by outparcel development.

F. **Building Facades.** Building form design shall take into account mass, scale, and articulation. Building facades shall be designed with a consistent architectural style,

detail, and trim features. Facades which face a street, shall provide at minimum four (4) of the following elements:

1. A change in plane, such as an offset, reveal or projecting rib. Such plane projections or recesses shall have a width of no less than six (6) inches (columns, planters, arches, voids, etc.);
2. Architectural details such as raised bands and cornices;
3. Integrated planters that utilize landscaped areas for decorative details;
4. Awnings and or arcade;
5. Covered porches, terraces, lanais or balconies intended for private use by residents of the multifamily structure;
6. Shutters;
7. Pillars or posts;
8. Bay windows;
9. Roof eaves of at least three (3) inch wide trim
10. Complementary change in color; and/or
11. Complementary change in material/texture.

G. **Transparency.** Building facades shall be designed to have a minimum transparency, through the use of windows and doors, on ground floor and upper floors. Transparency standards shall apply to all sides of a buildings facing a public and/or private street. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from the public and/or private street. The minimum transparency for multifamily buildings is thirty-two (~~30~~25) percent, unless stated otherwise in this LDO.

H. **Blank Wall/Articulation Standards.** Blank wall area is understood to be an undesirable design feature and shall be limited as follows. Blank wall area standards shall apply to the front and sides of buildings or any portion of a building fronting a residential area or public or private street, and shall comply with the standards below:

1. *Blank wall area* shall be understood to refer to portions of an exterior façade

that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change.

2. Paint shall not be considered a substantial material change.
 3. Blank wall area applies in both a vertical and horizontal direction of the building façade and applies to ground floors and upper floors.
 4. The maximum continuous blank wall area shall be a maximum thirty-five (35) square feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change.
 5. Except as otherwise regulated, the maximum permitted blank wall length for the rear of buildings shall be one-hundred (100) feet, or twenty-five (25) percent of the building length, whichever is less.
- I. **Entrances.** The entrances of a residence along the front façade of a multifamily building are the most highly designed side of a building. A primary facade and main building entry shall face the right-of-way, and additional entrances are encouraged facing local streets, parking lots, plazas and adjacent buildings. Buildings adjacent to public rights-of-way shall have at least one (1) entrance providing access to the right-of-way. This entrance shall remain in operation and not be closed off to residents. Separate entrances to upperstory units shall be prohibited from being visible street rights-of-way. All multifamily development and redevelopment shall provide no less than four (4) of the following items for building entrances:
1. A change in plane indicating a building entrance;
 2. Building wall projection;
 3. Recess of entry at least three (3) feet;
 4. Architectural features and fenestration;
 5. Variety in color, material, texture orienting pedestrians to the building entrance;
 6. Ornamental doors;
 7. Covered entries including awnings, arcade or eave;
 8. Windows;

9. Porches;
10. Arches, columns, stoops, cornices.

J. Porches/Balconies.

1. Porches, including covered porches, stoops, awnings, and bay windows and wings may only extend into the front yard up to five (5) feet. Encroachments may be permitted up to fifty (50) percent of the total length of the respective façade.
2. Balconies shall project or recess a minimum of two (2) feet from the façade.

K. Accessory Structures. All accessory structures for multifamily buildings and/or developments shall comply with the following standards:

1. Garages, carports, or covered parking areas shall be provided from local streets or alleys. Entrances to parking garages are exempt from this standard and may be accessed from street rights-of-way, alleys or internal courtyards or accesses.
2. Accessory structures shall have similar exterior materials, colors and roof forms as the principal structure.

L. Miscellaneous Requirements.

1. All utility equipment (including meters and conduits) attached to a building shall be painted to match the primary surface color of the wall on which it is attached, painted to match accent colors used on the façade, or be blocked from view (where practicable) through the use of landscaping or screens.
2. Downspouts shall be painted to match the primary surface color of the wall on which it is attached, be painted to match accent colors used on the façade, or be constructed of materials that complement the architectural style of the structure.
3. Refuse collection areas shall be distributed evenly throughout multiple building multifamily developments.
4. Roofing materials should complement the color and texture of the building façade.