

**PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY MAP
AMENDMENT REQUEST**

PINS 1758-23-6815, 1768-23-6815 AND 1768-32-8863

February 1, 2024

1. A Reimbursement Agreement for the construction of Fowler Road extension will be completed between the developer and the Town of Rolesville prior to the approval of the final plat.
2. TOWNHOUSES:
 - a. Public streets may be built in the Townhouse section in a 40' right-of-way.
 - b. Rolled curb shall be permitted.
 - c. Garage doors may be single or double.
 - d. Separation between buildings shall be no less than sixteen feet.
 - e. No townhouse structure shall contain more than six units.
 - f. A Homeowners Association shall be responsible for maintaining all common open space.
 - g. The developer retains the option to build private streets in the Townhouse sections.
3. SINGLE-FAMILY RESIDENTIAL
 - a. General architectural requirements of the neighborhoods will be governed by recorded conditions, covenants and restrictions. The developer shall submit a copy of the conditions, covenants and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
 - b. A Homeowners Association shall be responsible for maintaining all common open space.
4. On-site amenities including a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall be provided prior to the beginning of the third year of house construction.
5. Lighting shall be prohibited at the active play courts.
6. Subject to the approval of the United States Postal Service, the developer shall provide at least four mail kiosks separated by at least five-hundred linear feet within the subdivision for mail service.

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7. Open space shall consist of small and medium types; large open space types are not required for age-restricted developments.

BUILDING SETBACKS

40' Lots: Front: 15'
 Side: 3' min. Building separation minimum 10'
 Rear: 15'

50' Lots: Front: 18'
 Side: 3' min. Building separation minimum 10'
 Rear: 18'

60' Lots: Front: 20'
 Side: 3' min. Building separation minimum 15'
 Rear: 20'

All corner lots shall add 8' on street side to standard side yard.