



# Text Amendment Application

## Contact Information

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## Amendment Information

This petition is to amend the Unified Development Ordinance Section(s) 3.1.3

to allow a new zoning district "RU" Residential Urban

as a  permitted use  conditional use  special use

in the proposed new zoning district.

## 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 Barbara Todd Date 1-02-2024

STATE OF NORTH CAROLINA  
 COUNTY OF Wake

I, a Notary Public, do hereby certify that Barbara Todd

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

the 2nd day of January 20 24.

My commission expires 05/11/24.

Signature Jaclyn R Misencik Seal





Case No. \_\_\_\_\_

Date January 2, 2024

## Text Amendment Application

### Description of Proposed Use

The proposed RU zoning district would permit higher density single-family residential use, primarily directed to age-restricted development. The proposed district would also allow for attached residential use and for multi-family use. The proposed district would allow for a limited amount of non-residential use that would provide services for the age-restricted population.

### Justification

Age restricted communities typically feature small lots. Older residents usually prefer to significantly reduce their obligations for yard work, due either to physical limitations or inclination. A Homeowners Association would provide for all landscape maintenance. The Rolesville LDO currently does not permit small-lot development, and this proposed new zoning district would fill that gap. The residents would also benefit from the inclusion of non-residential uses that would serve the population within the neighborhood. The proposed zoning district also allow for a mix of residential uses, so that the age-restricted population would have a wide choice of housing options.

Amend the Rolesville Land Development Ordinance (LDO) to add a new zoning district called Residential Urban (RU).

*Section 1: Amend Section 3. Zoning Districts, A. General Use Districts, Table 3.A. General Use Districts Established; to add a new general use district named “Residential Urban” to be located after the “Residential High Density” to read as follows:*

GENERAL USE DISTRICT NAME	LDO ABBREVIATION	LDO SECTION
RESIDENTIAL DISTRICT		
“Residential Urban	RU	3.1.3a.”

*Section 2: Add to Section 3. Zoning District, after Section 3.1.3, a new Section 3.1.3a to read as follows:*

“3.1.3a RESIDENTIAL URBAN (RU)

A. Purpose and Intent. The Residential Urban (RU) zoning district is established where the principal land use is for high-density urban residential purposes, including attached, double-family, and multiple-family dwellings especially suited for age 55 or older residential development. The regulations of this district are intended to discourage any use that, because of its character, would be a nuisance to the development of higher-density urban residential structures. RU implements the urban density residential future land use at a density range of eight (8) to twelve (12) dwelling units per acre. RU is also intended to allow for and encourage neighborhood services directed toward the age-targeted residents. These services may be divided within and/or distributed throughout the project.

B. Development Standards. The RU district shall conform to the standards identified in Table 3.1.3a.

Table 3.1.3a.RU Development Standards

STANDARDS		RU REQUIREMENTS		
		Single Family Detached	Attached	Multiple Family
Building Height		Max: 35’		
Density		Max: 8 Dwelling Units Per Acre (Single Family Detached) Max: 10 Dwelling Units Per Acre (Attached) Max: 12 Dwelling Units Per Acre (Multifamily)		
Building Setback (Min/Max)		Front 15’	15’	20’
		Side 3’	0’ Internal 10’ End Unit Minimum 20’	15’

		between structures	
Rear	18'	15'	20'
Corner	15'	15'	20'
Lot Width (Min)		40' (Single Family Detached) 20' (Attached)	
Coverage		N/A	
Area (Min)		4,000 Square Feet (Single Family Detached) 1,600 Square Feet (Attached)	

Minimum single-family building separation: 10'

Special Standards: No more than 35% of the project's gross acres may be assigned to attached or multiple-family uses. This acreage limit shall be applied to all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision. No more than 15% of the project's gross acres may be assigned to non-residential uses as permitted in the Table of Permitted Uses.

*Section 3: Add to Section 5. Uses, Section 5.1. Principal Uses. Table 5.1. Permitted Principal Use Table. To add to the table a new Section column identified as "RU" to be located between specified columns "RH" and "MH" to read as follows:*

PERMITTED PRINCIPAL USE TABLE

	RU
RESIDENTIAL USES	
Dwelling, Single Family, Detached	P
Dwelling, Single Family, Attached	P
Dwelling, Double Family	P
Dwelling, Multiple Family Dwelling, Upper Story Unit	P
Dwelling, Multiple-Family	P
Dwelling, Manufactured Unit	-
Boarding House/Dormitory	-

Family Care Facility	P
Live-Work Unit	P
Residential Care (ALF, ILF, CCF)	S
State Licensed Group Homes	-
CIVIC USES	
Assembly/Church	P
Cemetery	-
College/University	-
Correctional Facility	-
Cultural Facility	S
Day Care	-
Government Office	S
Lodge or Private Clubs	-
Parks/Public Recreation Facilities	P
Preserved Open Space	P
Public Facilities	S
Public Safety Facility	S
Schools (K-12)	-
Social Services	P
COMMERCIAL USES	
Adult Business	-
Bank	P
Bars and Nightclubs	-
Breweries and Distilleries	-
Commercial Parking	-
Carwash	S
Eating Establishment	P
Electronic Gaming Operations	-
Event Center	-
Funeral Home	-
Gas Station	S
Golf Course	-
Lodging	-
Recreation, Indoor	S
Recreation, Outdoor	-
Retail Sales and Services, Neighborhood	P
Retail Sales and Services, Community	P
Retail Sales and Services, Shopping Center	S
Tattoo Establishment	-
Vape and Tobacco Store	-
Vehicle, Rental and Sales	-
Vehicle, Minor Service	S

Vehicle, Major Service	-
<b>OFFICE AND MEDICAL</b>	
Animal Care	P
Dental Facility	P
Hospital	-
Medical Facility	P
Professional Office	P
Urgent Care	P
	-
<b>INDUSTRIAL USES</b>	
Artisanal Manufacturing	-
Flex	-
Fulfillment Center	-
Industrial, Light	-
Industrial, Heavy	-
Junk Yard	-
Land Fill	-
Recycling Facility	-
Warehousing	-
Wholesale Trade	-
<b>INFRASTRUCTURE</b>	
Minor Utility	P
Major Utility	S
Minor Transportation Installation	S
Major Transportation Installation	-
Telecommunication Tower	-
Water Storage Tower	-
<b>OPEN USES</b>	
Agricultural Uses	-