

ARTICLE 4: ZONING DISTRICTS

Section 4.1 Establishment and Purposes of Districts
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For the purposes of this ordinance, the zoning jurisdiction of the Town of Rolesville is divided into the following districts:

General Use Districts:

R-40W - Residential Watershed District. The R-40W District is established as a district whose purpose is to provide water quality protection in the drainage basin of water supply watersheds.

R-80W – Little River Reservoir Watershed District. The R-80W District is established as a district whose purpose is to provide water quality protection in the non-critical area of the drainage basin of the future Little River Reservoir.

R-IS - Residential I Single-Family District. The R-IS District is established as a district for single-family residential development and related parks and recreation facilities only.

R-I- Residential I District. The R-I Residential I District is established as a district in which the principal use of land is for single-family residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of areas included within this district.

R-ID - Residential I Duplex District. The R-ID Residential I Duplex District is established as a district in which the principal use of land is for residential purposes, including two-family dwellings and group housing projects. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

R-II - Residential II District. The R-II Residential II District is established as a district in which the principal use of land is for residential purposes, excluding mobile homes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

R-IID – Residential II Duplex District. The R-IID Residential II Duplex District is established as a district in which the principal use of land is for residential purposes, including two-family dwellings and group housing projects. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

R&PUD – Residential and Planned Unit Development District. The R&PUD is established as a district in which to provide locations for development projects on land under unified control, planned as a whole, and developed in a single development operation or in a programmed series of units or stages of development, with appropriate design and site planning controls. The detailed standards for this district are provided in Section 6.2.

UMH- Urban Manufactured Home District. The UMH District is established as a district appropriate for manufactured homes and manufactured home parks with access to public water and sewer and related parks and recreational facilities only.

ReMH- Rural Manufactured Home District. THE RMH District is established as a district appropriate for manufactured homes without access to public water and sewer and related parks and recreational facilities only.

O&P – Office and Professional (also referred to as O&I, Office and Institutional) – The Office and Professional District (O&P) is intended to provide an area for offices, professional activities and institutional uses and their necessary support functions, and other uses that are compatible with these uses. Conflicts with adjacent land uses are to be minimized. This district may serve as a transitional district between residential and commercial uses.

C- Downtown Commercial District. The C Downtown Commercial District is established as a district in which the principal use of land is for compact service and retail uses of the type found in the downtown area.

C-O - Commercial-Outlying District. The C-O Outlying Commercial District is established as a mixed use district in which the principal use of land is for those service and retail trade purposes, which are properly located near residential areas and which cater to the everyday needs of residential neighborhoods.

C-W - Commercial Watershed District. The C-W District is established as a district to allow for retail and service uses and at the same time provide watershed protection in the water supply watershed.

I - Industrial District. The I Industrial District is established as a district in which the principal use of the land is for industries which can be operated in a relatively clean and quiet manner and which will not be a nuisance to adjacent residential or commercial districts. The regulations are designed to prohibit the use of land for heavy industry, which should be properly segregated and to prohibit any other use which would substantially interfere with the development of industrial establishments in this district.

I-W - Industrial Watershed District. The I-W District is established as a district to allow for industrial uses and at the same time provide watershed protection in the water supply watershed.

Special Use Districts:

The purpose of these districts is to promote greater land use compatibility by allowing landowners to voluntarily place their property into classifications in which a special use permit is required as a prerequisite to any use or development. More specifically, the purpose of these districts is identical to that of the corresponding general use districts as indicated below, except that a special use permit is required as a prerequisite to any use or development, as provided in this ordinance.

Special Use District	Corresponding General Use District
R-40W-SUD	R-40W
R-IS-SUD	R-IS
R-I-SUD	R-I
R-ID-SUD	R-ID
R-II-SUD	R-II
R-IID-SUD	R-IID
R-MH-SUD	R-MH
R&PUD-SUD	R&PUD
NC Overlay	N/A
O&P-SUD	O&P
C-SUD	C
CO-SUD	C-O
C-W-SUD	C-W
I-SUD	I
I-W-SUD	I-W

Conditional Zoning Districts:

The purpose of these districts is described in Section 5.4.1.

Section 4.2 Zoning Map

The boundaries of the districts are hereby established as shown upon the map accompanying this ordinance and made a part hereof, entitled, “Rolesville Official Zoning Map”. The zoning map and all the notations, references, and all amendments thereto, and other information shown thereon is hereby made a part of this ordinance and the same as if such information set forth on the map were all fully described and set out herein. The official zoning map shall bear an adoption date and the signatures of the Mayor and Town Clerk. The zoning map properly attested is on file in the Office of the Zoning Administrator and is available for inspection by the public.

In the creation, by this ordinance, of the respective districts, the Board of Commissioners has given due and careful consideration to the peculiar suitability of each and every such district for the particular regulations applied thereto, and the necessary, proper, and comprehensive groupings and arrangement of the various uses and densities of population in accordance with a well-considered plan for the development of the Town and its extraterritorial jurisdiction.

Section 4.3 Uncertainty as to Boundaries

The boundaries of such districts as are shown upon the map adopted by this ordinance are hereby adopted and the provisions of this ordinance governing the use of land and buildings, the height of buildings, the sizes of yards about buildings, and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every zone shown upon said map.

If uncertainty exists as to the boundaries of the use districts shown on the official zoning map which is not resolved by the ordinance or ordinances establishing and amending such boundaries, the following rules shall apply.

- 4.3.1** Boundaries indicated as approximately following the centerlines of streets, highways, or alley shall be construed to follow such centerlines.
- 4.3.2** Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- 4.3.3** Boundaries indicated as approximately following governmental incorporation or extraterritorial jurisdiction boundaries shall be construed as following such jurisdictional boundaries.
- 4.3.4** Boundaries indicated as approximately following the center of railroad lines shall be construed to be midway between the main track or tracks.
- 4.3.5** Boundaries indicated as approximately following the centerlines of streams, rivers, lakes, or other bodies of water shall be construed as following such centerlines.
- 4.3.6.** Boundaries indicated as following shorelines shall be construed to follow such shorelines, and if the shoreline is changed either naturally or as permitted by law, such a boundary shall be construed as moving with the actual shoreline.
- 4.3.7** Boundaries indicated as following the contours of certain elevations or soils of a particular type shall be construed as following the actual height or soil contour as determined by accepted survey practices.
- 4.3.8** Boundaries indicated as parallel to or extensions of natural or man-made features indicated in Section 4.3.1 through 4.3.7 above shall be so construed.
- 4.3.9** Distances not specifically indicated shall be determined by the scale of the official zoning map.

Where uncertainties continue to exist after application of the above rules, appeals may be taken to the Board of Adjustment as provided in Section 3.7 of this ordinance.

Section 4.4 True Copy to be Maintained

The true copy shall have no legal effect except as provided in Section 4.5.

Section 4.5 Replacement and Preservation of Official Zoning Map

- 4.5.1** If the official zoning map is damaged, lost, or destroyed in whole or in part, the governing body may by resolution adopt the true copy in whole or in part as the official zoning map, and the Zoning Administrator and Town Clerk shall promptly prepare or cause to be prepared a new true copy of the official zoning map. From time-to-time, the governing body may by resolution adopt a new official zoning map if the prior map becomes difficult to interpret due to the number of amendments or other matters shown thereon, or if the governing body desires to replace the map for other reasons, provided that the new map is an exact copy of the prior map including any amendments adopted by ordinance. The new official zoning map shall bear the adoption date of the new map and the signatures of the Mayor and Town Clerk.
- 4.5.2** If the Board of Commissioners of the Town of Rolesville wishes to adopt a new zoning map which is not an exact copy of the prior map, the Board of Commissioners may, from time-to-time, by ordinance, adopt a new “Rolesville Official Zoning Map”, which shall, upon its adoption, be made a portion of this ordinance. The new official zoning map shall bear the adoption date of the new map and the signatures of the Mayor and Town Clerk.
- 4.5.3** The Zoning Administrator shall preserve any and all remaining parts of all prior official zoning maps and true copies thereof together with all available records pertaining to their adoption, amendment, or repeal.

Amendments

10/04/04 to entire document; 4/6/09 under TA09-04 to 4.1; 9/22/09 to 4.1 under TA09-07