

**PROPOSAL TO AMEND  
THE CODE OF ORDINANCES,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA 18-02  
*Planning Board Recommendation Edition***

**Article 6 Supplementary District Standards**

- Addition
- Deletion
- Alteration (additions are *italicized*, and deletions are ~~strickthrough~~)

<b>Section 6.2 R&amp;PUD Residential and Planned Unit Development District</b>
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**Density Requirements:**

Maximum overall density for the aggregate residential portions of the planned unit development shall be *eight (8)* ~~four (4)~~ units per gross acre of the entire tract and no individual subdivision, section, development, or development phase shall exceed six (6) units per gross acre, except for townhouse units, which shall not exceed *ten (10)* ~~eight (8)~~ units per acre, and apartments units, which shall not exceed *sixteen (16)* ~~twelve (12)~~ units per gross acre.

**6.2.1 R1: Single-Family, Detached Residential**

6.2.1.1 Permitted Uses:

- (a) Single-family, detached residential
- (b) Government and other related municipal services
- (c) Community recreational facilities, civic, cultural, and fraternal uses

6.2.1.2 Lot Specifications:

- (a) Minor and Major Thoroughfare Frontage: 100 feet. All Other Streets: 50 feet
- (b) *Minimum lot area: 6,000 square feet*
- (c) ~~(b)~~ Setbacks for residential lots:
  - (1) Front: Minimum of 10 feet from ROW for lots providing on-street parking and/or rear parking serviced by alleys. All other lots require a minimum of 25 feet front setback.
  - (2) Side: Minimum of zero (0) feet with a minimum of 10 feet aggregate between dwelling units. Corner lots will have a minimum of 10 feet side setbacks for sides fronting public streets.
  - (3) Rear: Minimum of 25 feet for lots not serviced by alleys. Building setback from alleys and lanes, including accessory buildings, is 15 feet from *the* centerline of the alley.

- (d) ~~(e)~~ Accessory buildings: All accessory buildings, including detached garages, are to be to the rear of, and a minimum of ten (10) feet from the principal residence, and ten (10) feet from any public right-of-way.
- (e) ~~(d)~~ Encroachments: Encroachments into the rear setback by the principal residence and attached structures, including decks and porches, may not exceed twelve (12) feet or one-half the distance of the rear setback, whichever is greater, and be no nearer than three feet from the rear lot line.
- (f) ~~(e)~~ Parking: There shall be a minimum of two parking spaces for each residence, which can include any combination of on-street and off-street parking. For lots with frontage equal to or smaller than 60 feet, parking shall be to the side or ~~to~~ the rear, accessed by alleys where topography allows.

### Section 6.2.3 R3: Townhouses and Apartments

#### 6.2.3.2 Lot Specifications:

Same as for R2, except:

- (a) Minimum lot width: 20 feet  
Minimum front setback: 15 feet from **the** right-of-way  
Minimum rear setback: 15 feet from **the** rear property line
- (b) Townhouses are limited to eight (8) units per structure.
- (c) *Townhouse structures shall not exceed three stories. Apartment structures shall not exceed five stories. Stories shall be determined from the highest adjacent grade at the foundation.*
- (d) ~~(e)~~ Parking for townhouses shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as “Mailbox Parking Only.” Parking for townhouses may be a combination of on-street parking, (located on either public or private streets constructed to Town standards and specifications for streets), off-street parking lots or garage parking within the unit where the garage constitutes the first floor of a townhouse. Front-facing garages shall have at least twenty feet (20’) separating neighboring driveways or no more than five feet (5’) separating neighboring driveways. If the separation measures five feet (5’) or less, the next separation must be at least twenty feet (20’). Rear-facing garages may be accessed by a private alley with no separation requirements.
- (e) ~~(d)~~ Parking for apartments shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as “Mailbox Parking Only.” Parking areas for apartment units, in general, must be to the side of, or behind, the apartment structures and fully contained onsite. Parking areas for apartment units that abut public streets must be buffered with landscaping, landscaped berms, fences or other opaque screening, as approved in the final site plan.
- (f) ~~(e)~~ **The** separation between apartment structures shall be a minimum of 30 feet.

(g) (f) Recreation Land Dedication. A townhouse development shall comply with the requirements of Section 15.4.8.2 Recreation and Open Space.

(h) (g) Improved Recreation Space and Unimproved Open Space Required. All townhouse and apartments that consist of development sites of over four (4) acres shall provide on-site of the development at least 15% of the gross acreage as open space area. Plans for all required 15% of the gross acreage as open space shall consist of a minimum of 35% as improved recreation space area for specific recreation activity shown on the site plan or preliminary subdivision plan with the remaining 65% as unimproved open space area. Required landscaped buffer with fencing and stormwater facilities will be considered as unimproved open space area.

## ARTICLE 16: DEFINITIONS

### Section 16.3 Definition of Commonly Used Terms and Words

Add "Apartments" after the definition "Animal Service Facility."

**"Apartments":** See **"Dwelling, multi-family."**

**"Dwelling, multi-family":** A building arranged to be occupied by more than two (2) families, the building ~~having~~ *has* more than two (2) ~~θ~~ dwelling units, but excluding mobile homes and townhouses.