

# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Meredith Gruber, Planning Director  
**Date:** August 1, 2024  
**Re:** TA-24-01 Land Development Ordinance (LDO) Amendments to Table 3.1.3. Residential High Development Standards, Table 6.4.3.G. Off-Street Parking Requirements, and Chapter 11 Definitions

---

## Background

In January 2024, an application was received from Barbara Todd of American Engineering Associates, on behalf of Michael Fleming of BRD Land and Investment, to amend the Town of Rolesville's Land Development Ordinance (LDO) to allow 4,000 square foot lots for age restricted single family detached residential development and 1,900 square foot lots for age restricted single family attached residential development. The applicant is also requesting guest parking not be required for age restricted single family attached residential development. As per the Planning Board's suggestion, staff has added a definition of Age Restricted Residential Development to complete this text amendment package.

## Proposed Text Amendments

The proposed text amendments for Table 3.1.3. Residential High Development Standards, Table 6.4.3.G. Off-Street Parking Requirements, and Chapter 11 Definitions follow on the next three pages of this staff report. Proposed text is shown in blue and underlined, and deletions are shown in ~~red strikethrough~~. Ordinance # 2024-O-39 is included as an attachment; it also includes the proposed text amendments for case TA-24-01.

**Table 3.1.3. Residential High Development Standards**

STANDARDS		RESIDENTIAL HIGH (RH) REQUIREMENTS				
Building Height		Max. 35'				
Density		Max: 6 Dwelling Units Per acre (Single Family Detached) <u>Max 8: Dwelling Units Per Acres (Age Restricted)</u> Max:9 Dwelling Units Per Acre (Attached) Max:12 Dwelling Units Per Acre (Multi Family)				
		<b>Single Family Detached</b>	<u>Single Family Detached (Age Restricted)</u>	<b>Attached</b>	<u>Attached (Age Restricted)</u>	<b>Multiple Family</b>
Building Setback (Min./Max.)	Front	15'	<u>15'</u>	15'	<u>15'</u>	20'
	Side	10'	<u>10' Aggregate</u>	0' Internal 10' End Unit Min. 30' Between structures	<u>0' Internal 5' End Unit Min. 16' Between structures Min. 10' Between two unit structures</u>	15'
	Rear	15'				
	Corner	15'	<u>15'</u>	15'	<u>15'</u>	20'
Lot	Width (Min)	75' (Single Family Detached) <u>40' (Single Family Detached Age Restricted)</u> 20' (Attached)				
	Coverage	N/A				
	Area (Min.)	7,500 (Single Family Detached) <u>4,000 Square Feet (Single Family Detached Age Restricted)</u> 2,000 Square Feet (Attached) <u>1,900 Square Feet (Attached Age Restricted)</u>				
Special Standards		No more than 15 gross acres may be assigned to attached or multiple family uses. This acreage limit shall be applied to the total of all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision. <u>There is no limitation for age restricted residential developments.</u>				

In addition to the applicant's request to have no guest parking requirement for single family attached age restricted residential development, staff has included some minor clarifications in the entire Off-Street Parking Requirements, Table 6.4.3.G.

### 6.4.3. OFF-STREET PARKING REQUIREMENTS

- C. **Required Off-Street Parking.** Required off-street parking is defined in Table 6.4.3.G. For example, under the "Minimum Required" column, "1.0~~/~~ per Dwelling Unit" shall be understood to mean at minimum one parking space per dwelling unit is required. Under the "Maximum Allowed" column, "2.0~~/~~ per Dwelling Unit" shall be understood to mean two parking spaces per dwelling unit are allowed as a maximum.

**Table 6.4.3.G. Off-Street Parking Requirements**

ROLESVILLE OFF -STREET PARKING REQUIREMENTS			
PRINCIPAL USES	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL NOTES
<b>RESIDENTIAL USES</b>			
Dwelling, Single Family, Attached	2.0 <del>/</del> <u>per</u> Dwelling Unit Plus 0.25 Guest Spaces <del>/</del> <u>per</u> Dwelling	No Maximum	Exclusive of garage, which shall not be included in minimum and maximum. <u>There is no guest parking requirement for age restricted residential developments.</u>
Dwelling, Multiple Family	1.5 <del>/</del> <u>per</u> Dwelling Unit Plus 0.10 Guest Spaces <del>/</del> <u>per</u> Dwelling Unit	2.5 <del>/</del> <u>per</u> Dwelling Unit	A maximum of 10% additional guest parking of total parking count may be permitted.
Dwelling, Upperstory Unit	1.0 <del>/</del> <u>per</u> Dwelling Unit	2.0 <del>/</del> <u>per</u> Dwelling Unit	
Live-Work Unit	0.75 <del>/</del> <u>per</u> Dwelling Unit	1.75 <del>/</del> <u>per</u> Dwelling Unit	
Residential Care (ALF, ILF, CCF)	0.25 <del>/</del> <u>per</u> Bed	1.0 <del>/</del> <u>per</u> Bed	
<b>CIVIC USES</b>			
Assembly/Church	1.0 per 4.0 seats in the principal assembly room	2.0 per 4.0 seats in the principal assembly room	
Day Care	2.5 <del>/</del> <u>per</u> 1,000 SF	5.0 <del>/</del> <u>per</u> 1,000 SF	
Government Office	2.5 <del>/</del> <u>per</u> 1,000 SF	5.0 <del>/</del> <u>per</u> 1,000 SF	
Parks/Public Recreation Facilities	3.0 Per Gross Acre Plus 1.0 Per 1,000 SF of Gross Floor Area of Buildings	No Maximum	
Schools (K-12)	1.0 per 5.0 seats in the principal assembly room	2.0 per 5.0 seats in the principal assembly room	Minimum parking for schools shall be consistent with

			Wake County Standards
<b>COMMERCIAL USES</b>			
Bank	2.5 <del>/</del> <u>per</u> 1,000 SF	6.0 <del>/</del> <u>per</u> 1,000 SF	
Eating Establishment	2.5 <del>/</del> <u>per</u> 1,000 SF	10.0 <del>/</del> <u>per</u> 1,000 SF	Outdoor seating shall be included in square footage.
Lodging	0.5 <del>/</del> <u>per</u> Room	2.5 <del>/</del> <u>per</u> Room	
Recreation, Indoor	4.0 <del>/</del> <u>per</u> 1,000 SF	10.0 <del>/</del> <u>per</u> 1,000 SF	
Recreation, Outdoor	5.0 <u>Per</u> Gross Acre Plus 1.0 <u>Per</u> 1,000 SF of Gross Floor Area of Buildings	10.0 <u>Per</u> Gross Acre Plus 1.0 <u>Per</u> 1,000 SF of Gross Floor Area of Buildings	
Retail Sales and Services	2.5 <del>/</del> <u>per</u> 1,000 SF	7.5 <del>/</del> <u>per</u> 1,000 SF	Shopping centers will be based on an aggregate of square feet, not uses, to determine required parking.
Vehicle, Rental and Sales	1.0 <del>/</del> <u>per</u> 1,000 SF of Gross Floor Area of Buildings Plus 1.0 <u>Per</u> 10,000 SF of Outdoor Display Area	3.0 <del>/</del> <u>per</u> 1,000 SF of Gross Floor Area of Buildings Plus 1.0 <u>Per</u> 10,000 SF of Outdoor Display Area	
<b>OFFICE AND MEDICAL</b>			
Hospital	2.0 <del>/</del> <u>per</u> Hospital Bed	5.0 <del>/</del> <u>per</u> Hospital Bed	
Medical Facility	2.0 <del>/</del> <u>per</u> 1,000 SF	5.0 <del>/</del> <u>per</u> 1,000 SF	
Professional Office	2.0 <del>/</del> <u>per</u> 1,000 SF	5.0 <del>/</del> <u>per</u> 1,000 SF	
<b>INDUSTRIAL USES</b>			
Industrial, Light	0.5 <del>/</del> <u>per</u> 1,000 SF	2.0 <del>/</del> <u>per</u> 1,000 SF	
Warehousing	0.5 <del>/</del> <u>per</u> 1,000 SF	2.0 <del>/</del> <u>per</u> 1,000 SF	
Wholesale Trade	0.5 <del>/</del> <u>per</u> 1,000 SF	2.0 <del>/</del> <u>per</u> 1,000 SF	

## Section 11.7. Definitions

[Age Restricted Residential Development : An age-restricted residential development is any housing type that qualifies for an exemption as “Housing for Older Persons” under the Federal Fair Housing Amendment Act of 1988, 42 U.S.C. 3607\(B\).](#)

### Planning Board Recommendation

At their June 24, 2024 meeting, the Planning Board unanimously recommended approval of TA-24-01 with a vote of 5 – 0 (1 absence, 1 vacancy). The Board noted that a definition of age restricted housing should be added to the amendment request.

### Staff Recommendation

Staff recommends approval of TA-24-01. The text amendment aligns with the Town of Rolesville’s Strategic Plan Objective 3.5 - *Encourage long-range planning to address growth*

*concerns related to the watershed, diverse housing, traffic, and the environment.* The provision of development standards to allow smaller lots for age restricted housing adds to development opportunities for diverse housing needs.

### **Proposed Motion**

Motion to (*approve* or *deny*) TA-24-01 LDO Amendments to Table 3.1.3. Residential High Development Standards, Table 6.4.3.G. Off-Street Parking Requirements, and Chapter 11 Definitions

### **Attachment**

Ordinance # 2024-O-39

**PROPOSAL TO AMEND  
THE LAND DEVELOPMENT ORDINANCE,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA-24-01 RH Zoning District/Off-Street Parking/Definition(s)  
Ordinance # 2024-O-39**

WHEREAS, the Town of Rolesville has received a petition to amend the Land Development Ordinance Table 3.1.3. Residential High Development Standard, Table 6.4.3.G. Off-Street Parking Requirements, and Section 11 Definitions.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective until January 1, 2025) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land.

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town's Land Development Ordinance described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That Section 3.1.3. Residential High Development Standards be amended to read as follows:**

- ✓ Addition (additions are underlined)
- Deletion (deletions are ~~struck through~~)
- Alteration (additions are underlined and deletions are ~~struck through~~)

**Table 3.1.3. RH Development Standards**

STANDARDS		RESIDENTIAL HIGH (RH) REQUIREMENTS				
Building Height		Max. 35'				
Density		Max: 6 Dwelling Units Per acre (Single Family Detached) <b>Max 8: Dwelling Units Per Acres (Age Restricted)</b> Max:9 Dwelling Units Per Acre (Attached) Max:12 Dwelling Units Per Acre (Multi Family)				
		<b>Single Family Detached</b>	<b><u>Single Family Detached (Age Restricted)</u></b>	<b>Attached</b>	<b><u>Attached (Age Restricted)</u></b>	<b>Multiple Family</b>
Building Setback (Min./Max.)	Front	15'	<b><u>15'</u></b>	15'	<b><u>15'</u></b>	20'
	Side	10'	<b><u>10' Aggregate</u></b>	0' Internal 10' End Unit Min. 30' Between structures	<b><u>0' Internal 5' End Unit Min. 16' Between structures Min. 10' Between two unit structures</u></b>	15'
	Rear	15'				
	Corner	15'	<b><u>15'</u></b>	15'	<b><u>15'</u></b>	20'
Lot	Width (Min)	75' (Single Family Detached) <b><u>40' (Single Family Detached Age Restricted)</u></b> 20' (Attached)				
	Coverage	N/A				
	Area (Min.)	7,500 (Single Family Detached) <b><u>4,000 Square Feet (Single Family Detached Age Restricted)</u></b> 2,000 Square Feet (Attached) <b><u>1,900 Square Feet (Attached Age Restricted)</u></b>				
Special Standards		No more than 15 gross acres may be assigned to attached or multiple family uses. This acreage limit shall be applied to the total of all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision. <b><u>There is no limitation for age restricted residential developments.</u></b>				

**SECTION 2. That Section 6.4.G. Off-Street Parking Requirements be amended to read as follows:**

- ✓ Addition
- ✓ Deletion (deletions are ~~struck through~~)
- Alteration (additions are underlined and deletions are ~~struck through~~)

**Table 6.4.3.G. Off-Street Parking Requirements**

C. **Required Off-Street Parking.** Required off-street parking is defined in Table 6.4.3.G. For example, under the “Minimum Required” column, “1.0~~0~~ per Dwelling Unit” shall be understood to mean at minimum one parking space per dwelling unit is required. Under the “Maximum Allowed” column, “2.0~~0~~ per Dwelling Unit” shall be understood to mean two parking spaces per dwelling unit are allowed as a maximum.

**Table 6.4.3.G. Off-Street Parking Requirements**

ROLESVILLE OFF -STREET PARKING REQUIREMENTS			
PRINCIPAL USES	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL NOTES
<b>RESIDENTIAL USES</b>			
Dwelling, Single Family, Attached	2.0 <del>0</del> <u>per</u> Dwelling Unit Plus 0.25 Guest Spaces <del>0</del> <u>per</u> Dwelling	No Maximum	Exclusive of garage, which shall not be included in minimum and maximum. <b><u>There is no guest parking requirement for age restricted residential developments.</u></b>
Dwelling, Multiple Family	1.5 <del>0</del> <u>per</u> Dwelling Unit Plus 0.10 Guest Spaces <del>0</del> <u>per</u> Dwelling Unit	2.5 <del>0</del> <u>per</u> Dwelling Unit	A maximum of 10% additional guest parking of total parking count may be permitted.
Dwelling, Upperstory Unit	1.0 <del>0</del> <u>per</u> Dwelling Unit	2.0 <del>0</del> <u>per</u> Dwelling Unit	
Live-Work Unit	0.75 <del>0</del> <u>per</u> Dwelling Unit	1.75 <del>0</del> <u>per</u> Dwelling Unit	
Residential Care (ALF, ILF, CCF)	0.25 <del>0</del> <u>per</u> Bed	1.0 <del>0</del> <u>per</u> Bed	
<b>CIVIC USES</b>			
Assembly/Church	1.0 per 4.0 <del>0</del> seats in the principal assembly room	2.0 per 4.0 <del>0</del> seats in the principal assembly room	
Day Care	2.5 <del>0</del> <u>per</u> 1,000 SF	5.0 <del>0</del> <u>per</u> 1,000 SF	
Government Office	2.5 <del>0</del> <u>per</u> 1,000 SF	5.0 <del>0</del> <u>per</u> 1,000 SF	
Parks/Public Recreation Facilities	3.0 <del>0</del> Per Gross Acre Plus 1.0 <del>0</del> Per 1,000 SF of Gross Floor Area of Buildings	No Maximum	
Schools (K-12)	1.0 per 5.0 <del>0</del> seats in the principal assembly room	2.0 per 5.0 <del>0</del> seats in the principal assembly room	Minimum parking for schools shall be

			consistent with Wake County Standards
<b>COMMERCIAL USES</b>			
Bank	2.5 <del>0</del> <b>per</b> 1,000 SF	6.0 <del>0</del> <b>per</b> 1,000 SF	
Eating Establishment	2.5 <del>0</del> <b>per</b> 1,000 SF	10.0 <del>0</del> <b>per</b> 1,000 SF	Outdoor seating shall be included in square footage.
Lodging	0.5 <del>0</del> <b>per</b> Room	2.5 <del>0</del> <b>per</b> Room	
Recreation, Indoor	4.0 <del>0</del> <b>per</b> 1,000 SF	10.0 <del>0</del> <b>per</b> 1,000 SF	
Recreation, Outdoor	5.0 <b>Per</b> Gross Acre Plus 1.0 <b>Per</b> 1,000 SF of Gross Floor Area of Buildings	10.0 <b>Per</b> Gross Acre Plus 1.0 <b>Per</b> 1,000 SF of Gross Floor Area of Buildings	
Retail Sales and Services	2.5 <del>0</del> <b>per</b> 1,000 SF	7.5 <del>0</del> <b>per</b> 1,000 SF	Shopping centers will be based on an aggregate of square feet, not uses, to determine required parking.
Vehicle, Rental and Sales	1.0 <del>0</del> <b>per</b> 1,000 SF of Gross Floor Area of Buildings Plus 1.0 <b>Per</b> 10,000 SF of Outdoor Display Area	3.0 <del>0</del> <b>per</b> 1,000 SF of Gross Floor Area of Buildings Plus 1.0 <b>Per</b> 10,000 SF of Outdoor Display Area	
<b>OFFICE AND MEDICAL</b>			
Hospital	2.0 <del>0</del> <b>per</b> Hospital Bed	5.0 <del>0</del> <b>per</b> Hospital Bed	
Medical Facility	2.0 <del>0</del> <b>per</b> 1,000 SF	5.0 <del>0</del> <b>per</b> 1,000 SF	
Professional Office	2.0 <del>0</del> <b>per</b> 1,000 SF	5.0 <del>0</del> <b>per</b> 1,000 SF	
<b>INDUSTRIAL USES</b>			
Industrial, Light	0.5 <del>0</del> <b>per</b> 1,000 SF	2.0 <del>0</del> <b>per</b> 1,000 SF	
Warehousing	0.5 <del>0</del> <b>per</b> 1,000 SF	2.0 <del>0</del> <b>per</b> 1,000 SF	
Wholesale Trade	0.5 <del>0</del> <b>per</b> 1,000 SF	2.0 <del>0</del> <b>per</b> 1,000 SF	

**SECTION 3. That Section 11.7 Definitions be amended to read as follows:**

- ✓ Addition (additions are **underlined**)
- Deletion (deletions are ~~struck through~~)
- Alteration (additions are **underlined** and deletions are ~~struck through~~)

**Section 11.7. Definitions**

**Age Restricted Residential Development : An age-restricted residential development is any housing type that qualifies for an exemption as “Housing for Older Persons” under the Federal Fair Housing Amendment Act of 1988, 42 U.S.C. 3607(B).**

**SECTION 4.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 5.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 6.** That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

**SECTION 7.** That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

**SECTION 8.** Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 06 day of August 2024 by the Town of Rolesville Board of Commissioners.

---

Ronnie I. Currin  
Town of Rolesville Mayor

**CERTIFICATION**

I, \_\_\_\_\_, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this \_\_\_ day of \_\_\_\_\_, 2024.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_ day of \_\_\_\_\_, 2024.

(seal)

\_\_\_\_\_  
Robin Peyton  
Town Clerk