

4. **Rooflines.** Building rooflines that face a street shall not exceed a linear distance of thirty-five (35) feet without the introduction of a physical articulation of no less than one (1) foot in the vertical direction.

3.4.1. TOWN CENTER DISTRICT (TC)

A. **Purpose and Intent.**

1. The Town of Rolesville recognizes the importance of the Town Center (TC) district to serve as the town's traditional town center that features areas of economic, entertainment and community activities that encourages pedestrian accessibility and activity.
2. The intent of the TC district is to create a vibrant, active town center that features a mix of uses, residential and nonresidential;
3. Require specific design and development related standards to create an environment where residents and visitors of Rolesville can live, work and play; and
4. Regulate development per the standards defined for the district.

B. **Timing of Development.**

1. To ensure compliance with the intent and standards for a mix of uses within the TC District, for any development application, a maximum of fifty (50) percent of the approved residential units may be issued building permits until at least twenty-five (25) percent of the approved non-residential square footage has been issued a building permit.
2. The remaining residential units may be permitted upon approval (permit) of at least fifty (50) percent of approved non-residential square footage.
3. The required percentage may be modified as part of an approved development agreement.

Table 3.4.1. TC District Development Standards

STANDARDS		TC REQUIREMENTS
Building Height		<p>Max: 35' (By Right)</p> <p>If Design Alternative Is Approved, Maximum 60' In Height If an Interior Sprinkler or Fire Suppression System Is Required. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height</p> <p>Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.</p>
Density		<p>20 Units/Acre (Single-Use Residential Building)</p> <p>(No Density Standard for Upper Story Residential When Part of a Mixed-Use Building, And/or Live-Work Unit)</p>
Building Placement (Min/Max) See also Street Walls	Front	0'/20'
	Side	0'/15'
	Rear	0'/45'
Lot	Length (Min)	50'
	Width (Min)	25' 20' (Attached)
	Coverage (Max)	N/A
Frontage	% Requirement	50%
	Active Use Areas	<p>Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)</p> <p>Maximum AUA Depth: 10'</p>
	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	<p>Maximum Length: 50% of Building Frontage</p> <p>Maximum Encroachment: 6'</p> <p>Minimum Clearance: 8'</p>

		Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar
	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas, Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
Building and Site Design		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		35,000 Square Feet No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall		Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature
Minimum Transparency % (By Story) (Excluding Residential Only Structures)		40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations		Side Or Rear Only; Not Adjacent to The Primary Street
Street Walls Required		Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets May Be Utilized to Meet the Building Frontage Requirements
Rooflines		Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited

3.4.2. ACTIVITY CENTER (AC)

- A. **Purpose and Intent.** The Activity Center (AC) zoning district intends to:
1. Allow for mixed-use developments throughout the town that are located at major intersections and corridors;
 2. Feature a mixture of uses, residential and non-residential;
 3. Create development that encourages active living where residents and visitors can live, work and play;
 4. Require development and redevelopment that allows for enhanced pedestrian activity; and
 5. Regulate development per the standards defined for the district.
- B. **Mixed-Use District by Zoning Map Amendment.** The AC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The AC district shall require a site plan as part of the zoning map amendment.
- C. **Minimum Size.** An AC district development shall be a minimum three (3) acres in size. A maximum fifty (50) percent of gross acreage can be dedicated to residential uses.
- D. **Mixture of Uses and Timing of Development.**
1. A minimum twenty (20) percent allocation of gross area for nonresidential uses is required.
 2. Buffers, open space, and stormwater facilities shall not be included in the calculation of the required twenty (20) percent allocation.
 3. Uses can be integrated vertically or horizontally.
 4. To ensure compliance with the intent and standards for a mix of uses within the AC district, a maximum fifty (50) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted (issue of a building permit).

5. The remaining residential units may be permitted upon approval (permit) of at least fifty (50) percent of approved non-residential square footage.
6. The standards in 3.4.2.D may be modified as part of an approved development agreement by the BOC.

Table 3.4.2. AC District Development Standards

STANDARDS		AC REQUIREMENTS
Building Height		<p>Max: 35' (By Right)</p> <p>60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height</p> <p>Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.</p>
Density		10 Units/Acre (By Right)
Building Placement (Min/Max)	Front *1	15'/75'
	Side *2	5'/50'
	Rear *3	10'/75'
Lot	Length (Min)	75'
	Width (Min)	50' 20' (Attached)
	Coverage (Max)	N/A
Frontage	% Requirement	35% Outparcel buildings may be used to meet frontage requirements
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum AUA Depth: 10'

	<p>Encroachments (Upper Story Only; Only Where Clear of Public Utilities)</p>	<p>Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar</p>
	<p>Entrances</p>	<p>Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)</p>
<p>Landscaping and Open Space</p>		<p>Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza</p>
<p>Building and Site Design</p>		
<p>Architectural Standards</p>		<p>Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District</p>
<p>Maximum Single-Use/Building Size (Excluding Residential Only Structures)</p>		<p>50,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor</p>
<p>Maximum Blank Wall</p>		<p>Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature</p>
<p>Minimum Transparency % (By Story) <u>(Excluding Residential Only Structures)</u></p>		<p>40% Transparency on First Story, 35% Transparency for Each Story Above</p>
<p>Drive-Through Locations</p>		<p>Side Or Rear Only; Not Adjacent to The Primary Street</p>
<p>Street Walls Required</p>		<p>Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets May Be Utilized to Meet the Building Frontage Requirements</p>



Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
<p><u>Notes:</u></p> <p>*¹ Can be increased by a factor of 1.5 where an active use area is provided.</p> <p>*² 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.</p> <p>*³ Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.</p>	



3.4.3. NEIGHBORHOOD CENTER (NC)

- A. **Purpose and Intent.** The Mixed-Use Neighborhood Center (NC) zoning district intends to:
1. Allow for development that is more suburban in nature and centered on a mixture of less intense uses that include a limited commercial component;
 2. Permit small-scale, neighborhood-oriented commercial uses that are compatible with nearby residential uses;
 3. Allow for less intense uses through the Permitted Principal Use Table as defined in Section 5.1; and
 4. Regulate development per the standards defined for the district.
- B. **Mixed-Use District by Zoning Map Amendment.** The NC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The NC district shall require a site plan as part of the zoning map amendment.
- C. **Minimum Size.** An NC district development shall have no minimum size. A maximum seventy-five (75) percent of gross acreage can be dedicated to residential uses.
- D. **Mixture of Uses and Timing of Development.**
1. A NC development shall feature a minimum fifteen (15) percent allocation of gross area for nonresidential uses.
 2. Buffers, open space, and stormwater facilities shall not be included in the calculation of the required fifteen (15) percent allocation.
 3. Uses can be integrated vertically or horizontally.
 4. To ensure compliance with the intent and standards for a mix of uses within the NC district, a maximum fifty (50) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted (issue of a building permit).
 5. The remaining residential units may be permitted upon approval (permit) of

at least fifty (50) percent of approved non-residential square footage.

6. The standards in 3.4.3.D may be modified as part of an approved development agreement by the BOC.

Table 3.4.3. NC District Development Standards

STANDARDS		NC REQUIREMENTS
Building Height		<p>Max: 35' (By Right)</p> <p>60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height</p> <p>Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.</p>
Density		8 Units/Acre (By Right)
Building Placement (min/max)	Front *1	15'/100'
	Side *2	10'/50'
	Rear *3	10'/50'
Lot	Length (Min)	100'
	Width (Min)	50' 20' (Attached)
	Coverage (Max)	N/A
Frontage	% Requirement	25% Outparcel buildings may be used to meet frontage requirements
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)

	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	Maximum AUA Depth: 10'
		Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar
	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
Building and Site Design		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		25,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall		Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature
Minimum Transparency % (By Story) (Excluding Residential Only Structures)		40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations		Side Or Rear Only; Not Adjacent to The Primary Street
Street Walls Required		Drive-Throughs



	Parking Areas (Excluding On-Street Parking) Fronting Public Streets May Be Utilized to Meet the Building Frontage Requirements
Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited

Notes:

*¹ Can be increased by a factor of 1.5 where an active use area is provided.

*² 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.

*³ Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

3.5. INACTIVE DISTRICTS

A. Inactive Districts. Planned Unit Development (PUD) zoning district is retired with adoption of the Land Development Ordinance (LDO). Under the provisions of this LDO, no new zoning map amendment applications will be accepted for the Planned Unit Development (PUD) zoning district. However, properties or parcel assemblages governed by this pre-existing zoning classification may continue to be developed pursuant to the regulations adopted for the approved PUD.

