

ARTICLE 7: OVERLAY DISTRICT STANDARDS**Section 7.1 Neighborhood Conservation Overlay District****7.1.1 Purpose.**

To establish requirements for development within the Neighborhood Conservation (NC) Overlay District. The intent is to protect the historic nature and character of the residential structures while allowing minimal intensity uses of a non-residential nature.

7.1.2 Permitted Uses.

Permitted uses include:

- (a) Single family residential
- (b) Duplex residential
- (c) Home occupations
- (d) Office, professional and government
- (e) Bed and breakfast facilities
- (f) Temporary uses

7.1.3 Development Standards

Standards established for the NC District are intended to protect adjacent residential areas and, where applicable, to protect or enhance the residential use and residential character of the NC District itself.

The following standards shall be supplemental to any other standards in the UDO and shall apply to all new residential and non-residential development and substantial modifications to existing structures intended for residential and non-residential uses. For the purpose of this section, substantial modifications shall be defined as any work that involves the alteration of the building's footprint, construction of additional stories or accessory structures, parking in excess of or different in character from typical residential parking, or changes in roof pitch.

- (a) Standards for new and/or modified residential and non-residential structures:
 - (1) Appearance: New principal and accessory structures shall be predominantly designed and constructed with a residential style using features common on residential. Residential style features to be considered include roof pitch, façade materials, and size, type and placement of windows and doors.
 - (2) Materials: Acceptable façade materials include wood, brick, stone, stucco, vinyl and "hardi-plank" of fiberglass and cement. The materials used should give the exterior a residential appearance. Metal siding and concrete block shall not be used as exterior, finish material.

- (3) Roof pitch: Expansions to an existing building shall have a roof pitch equal to or exceeding that of the existing principal structure's main roof. Roofs without pitch, i.e., flat roofs, shall not be used for principal structures. For new principal structures, the minimum acceptable roof pitch is four (4) inches of height for each twelve (12) inches of length.
 - (4) Windows and doors: Window and door placement, type and size shall be consistent with that normally found on residential structures.
- (b) Standards for new and/or modified non-residential structures only:
 - (1) Accessory uses: Accessory uses clearly subordinate to the principal use of the property and located entirely within an enclosed structure shall be permitted. Outdoor storage of goods and materials is not permitted.
 - (2) Adaptive reuse: The reuse of residential structures for non-residential uses is encouraged.
 - (3) Parking: Parking may be both on-street, where allowable, and off-street. Off-street parking shall be limited to the side and rear of the principal structure, outside of required buffers.
 - (4) Buffers: Whenever a new non-residential use is proposed for a lot adjacent to a residentially zoned lot that contains a principal residential use, and such use may result in a traffic and/or parking pattern not typical of residential uses, then the new use shall screen all driveways and parking areas from the view of adjacent residential uses. Acceptable buffers shall be "Type A," as defined in Section 14.6.
 - (5) Building size: No single building or a combination of buildings on a single parcel shall exceed five thousand (5,000) square feet of heated floor space. Total unheated ground level floor space, including accessory buildings, shall not exceed one thousand (1,000) square feet.
 - (6) Dumpsters: Dumpsters, where used, shall be located entirely on the subject property and shall be screened from the view of passing motorists and pedestrians, and from adjacent lots, as specified in Section 14.9. Acceptable screening materials include decorative masonry, stone, wood and vegetation.
 - (7) Lighting: Exterior lighting shall be kept to a minimum of what is acceptable to ensure safe access to the property. All exterior lighting shall be arranged so that it does not spill over onto adjacent properties.
 - (8) Noise: No exterior loud speakers are permitted.
 - (9) Front yard: Prohibited from the front yard are parking, merchandise display, accessory structures and loading areas.

- (10) Signs: Signs may be monument, wall or pole type. Signage shall be limited to one per principal structure, to be displayed on the front yard, off the right-of-way, except for wall signs. Pole signs shall not be used, however, except where landscaping of the property prevents the use of a monument sign. Lighting of signs is limited to ground based fixtures. Lighting may not spill over the edges of the sign.
- (a) Monument signs are limited to 12 square feet of signage space, and to four feet in height.
- (b) Pole signs are limited to four square feet of signage space and to six feet in height.
- (c) Wall signs shall be no larger than two square feet.
- (11) Hours of Operation: Hours of operation shall be limited to 8:00 AM to 8:00 PM, seven days per week. Bed and Breakfast establishments are exempt from hours of operation limitations.
- (12) Exterior Paint: Exterior paint and paint color of backgrounds of signs shall be limited to selected paint manufacturer's recommendations for historic areas.
- (13) The above restrictions are in addition to all other requirements and restrictions in this ordinance.

7.1.4 District Boundary



Section 7.2 Flood Damage Prevention Standards
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7.2.1 Statutory Authorization, Findings of Fact, Purpose, and Objectives**7.2.1.1 Statutory Authorization**

The Legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Parts 3, 5, and 8 of Article 19 of Chapter 160A; and Article 8 of Chapter 160A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

Therefore, the Board of Commissioners of the Town of Rolesville, North Carolina, does ordain as follows:

7.2.1.2 Findings of Fact

The flood prone areas within the jurisdiction of the Town of Rolesville are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities and by the occupancy in flood prone areas of uses vulnerable to floods or other hazards.

7.2.1.3 Statement of Purpose.

It is the purpose of this ordinance to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood prone areas by provisions designed to:

1. restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards or that result in damaging increases in erosion, flood heights or velocities;
2. require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
3. control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
4. control filling, grading, dredging, and all other development that may increase erosion or flood damage; and

5. prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards to other lands.

7.2.1.4 Objectives

The objectives of this ordinance are:

1. to protect human life and health;
2. to minimize expenditure of public money for costly flood control projects;
3. to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. to minimize prolonged business losses and interruptions;
5. to minimize damage to public facilities and utilities (i.e. water and gas mains, electric, telephone, cable and sewer lines, streets, and bridges) that are located in flood prone areas;
6. to help maintain a stable tax base by providing for the sound use and development of flood prone areas; and
7. to ensure that potential buyers are aware that property is in a Special Flood Hazard Area or Future Conditions Flood Hazard Area.

7.2.2 Definitions

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

“Accessory Structure (Appurtenant Structure)” means a structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports and storage sheds are common urban accessory structures. Pole barns, hay sheds and the like qualify as accessory structures on farms, and may or may not be located on the same parcel as the farm dwelling or shop building.

“Addition (to an existing building)” means an extension or increase in the floor area or height of a building or structure.

“Appeal” means a request for a review of the floodplain administrator's interpretation of any provision of this ordinance.

“Area of Special Flood Hazard” see “Special Flood Hazard Area (SFHA)”

“Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

“Base Flood” means the flood having a one (1) percent chance of being equaled or exceeded in any given year based on current conditions hydrology.

“Base Flood Elevation (BFE)” means a determination of the water surface elevations of the base flood based on current conditions hydrology as published in the Flood Insurance Study. When the BFE has not been provided in a “Special Flood Hazard Area”, it may be obtained from engineering studies available from a Federal or State other source using FEMA approved engineering methodologies. This elevation, when combined with the “Freeboard”, establishes the “Regulatory Flood Protection Elevation” in Special Flood Hazard Areas.

“Building” see “Structure”

“Chemical Storage Facility” means a building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

“Current Conditions Hydrology” means the flood discharges associated with the land-use conditions existing within the drainage area of a watercourse at the time a flood study of the watercourse was conducted. Current conditions flood discharges and historical flood study information are published in the Flood Insurance Study.

“Development” means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

“Disposal” means, as defined in NCGS 130A-290(a)(6), the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste into or on any land or water so that the solid waste or any constituent part of the solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

“Elevated Building” means a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

“Encroachment” means the advance or infringement of uses, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

“Existing Manufactured Home Park or Manufactured Home Subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before the original effective date of the floodplain management regulations adopted by the community.

“Flood” or “Flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from either the overflow of inland or tidal waters; and/or the unusual and rapid accumulation of runoff of surface waters from any source.

“Flood Hazard Boundary Map (FHBM)” means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the Special Flood Hazard Areas have been defined as Zone A.

“Flood Insurance” means the insurance coverage provided under the National Flood Insurance Program.

“Flood Insurance Rate Map (FIRM)” means an official map of a community, issued by the Federal Emergency Management Agency, on which the Special Flood Hazard Areas, the Future Conditions Flood Hazard Areas, and the risk premium zones applicable to the community are delineated.

“Flood Insurance Study (FIS)” means an examination, evaluation, and determination of flood hazards, corresponding water surface elevations (if appropriate), flood hazard risk zones, and other flood data in a community issued by the Federal Emergency Management Agency. The Flood Insurance Study report includes Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), if published.

“Flood Prone Area” see “Floodplain”

“Floodplain” means any land area susceptible to being inundated by water from any source.

“Floodplain Administrator” is the individual appointed to administer and enforce the floodplain management regulations.

“Floodplain Development Permit” means any type of permit that is required in conformance with the provisions of this ordinance, prior to the commencement of any development activity.

“Floodplain Management” means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

“Floodplain Management Regulations” means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations, in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents.

“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

“Flood Zone” means a geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

“Freeboard” means the height added to the Base Flood Elevation (BFE) or the Future Conditions Flood Elevation to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization on the watershed. The Base Flood Elevation plus the freeboard establishes the “Regulatory Flood Protection Elevation”.

“Future Conditions Flood” means the flood having a one (1) percent chance of being equaled or exceeded in any given year based on future conditions hydrology.

“Future Conditions Flood Elevation” means a determination of the water surface elevations of the one percent (1%) annual chance flood based on future conditions hydrology as published in the Flood Insurance Study. This elevation, when combined with the freeboard, establishes the “Regulatory Flood Protection Elevation” in Future Conditions Flood Hazard Areas.

“Future Conditions Flood Hazard Area” means the land area that would be inundated by the one percent (1%) annual chance flood based on future conditions hydrology as determined in 7.2.3 of this ordinance.

“Future Conditions Hydrology” means the flood discharges associated with projected land-use conditions based on the Wake County's June 2003 Countywide Equivalent Zoning Classification data and Town of Rolesville Zoning Map and Community Plan and without consideration of projected future construction of flood detention structures or projected future hydraulic modifications within a stream or other waterway such as bridge and culvert construction, fill, and excavation. Future conditions flood discharges are published in the Flood Insurance Study.

“Functionally Dependent Facility” means a facility which cannot be used for its intended purpose unless it is located in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

“Hazardous Waste Facility” means, as defined in NCGS Article 9 of Chapter 130A, a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste.

“Highest Adjacent Grade (HAG)” means the highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.

“Historic Structure” means any structure that is:

- (a) listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register;
- (b) certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) individually listed on a local inventory of historic landmarks in communities with a “Certified Local Government (CLG) Program”; or
- (d) certified as contributing to the historical significance of a historic district designated by a community with a “Certified Local Government (CLG) Program”

Note: Certified Local Government (CLG) Programs are approved by the US Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the State Historic Preservation Officer as having met the requirements of the National Historic Preservation Act of 1966 as amended in 1980.

“Lowest Adjacent Grade (LAG)” means the elevation of the ground, sidewalk or patio slab immediately next to the building, or deck support, after completion of the building.

“Lowest Floor” means lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

“Manufactured Home” means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

“Manufactured Home Park or Subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Market Value” means the building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal; replacement cost depreciated for age of

building and quality of construction (Actual Cash Value); or adjusted tax assessed values.

“Mean Sea Level” means, for purposes of this ordinance, the National Geodetic Vertical Datum (NGVD) as corrected in 1929, the North American Vertical Datum (NAVD) as corrected in 1988, or other vertical control datum used as a reference for establishing varying elevations within the floodplain, to which Base Flood Elevations (BFEs) shown on a FIRM are referenced. Refer to each FIRM panel to determine datum used.

“New Construction” means structures for which the “start of construction” commenced on or after the effective date of the original version of the community’s Flood Damage Prevention Ordinance and includes any subsequent improvements to such structures.

“Non-Encroachment Area” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot as designated in the Flood Insurance Study report.

“Post-FIRM” means construction or other development for which the “start of construction” occurred on or after the effective date of the initial Flood Insurance Rate Map for the area.

“Pre-FIRM” means construction or other development for which the “start of construction” occurred before the effective date of the initial Flood Insurance Rate Map for the area.

“Principally Above Ground” means that at least 51% of the actual cash value of the structure is above ground.

“Public Safety” and/or “Nuisance” means anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

“Recreational Vehicle (RV)” means a vehicle, which is:

1. built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. designed to be self-propelled or permanently towable by a light duty truck; and
4. designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

“Reference Level” is the top of the lowest floor for structures within Special Flood Hazard Areas and Future Conditions Flood Hazard Areas designated as Zone AE, A, A99 or X (Future).

“Regulatory Flood Protection Elevation” means the elevation above mean sea level to which the reference level of all structures and other development located within Special Flood Hazard Areas and Future Conditions Flood Hazard Areas must be protected.

1. In “Special Flood Hazard Areas” where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus two (2) feet of freeboard.
2. In “Special Flood Hazard Areas” where no BFE has been established, this elevation shall be at least two (2) feet above the highest adjacent grade.
3. In Future Conditions Flood Hazard Areas this elevation shall be the Future Conditions Flood Elevation plus two (2) feet of freeboard.

“Remedy a Violation” means to bring the structure or other development into compliance with State and community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

“Salvage Yard” means any non-residential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery.

“Solid Waste Disposal Facility” means, as defined in NCGS 130A-290(a)(35), any facility involved in the disposal of solid waste.

“Solid Waste Disposal Site” means, as defined in (NCGS 130A-290(a)(36), any place at which solid wastes are disposed of by incineration, sanitary landfill, or any other method.

“Special Flood Hazard Area (SFHA)” means the land in the floodplain subject to a one (1%) percent or greater chance of being flooded in any given year based on current conditions hydrology, as determined in 7.2.3.2 of this ordinance.

“Start of Construction” includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial

improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

“Structure” means a walled and roofed building, a manufactured home, or a gas, liquid, or liquefied gas storage tank that is principally above ground. _

“Substantial Damage” means damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. See definition of “substantial improvement”. Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

“Substantial Improvement” means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one-year period for which the cost equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

1. any correction of existing violations of State or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or,
2. any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

“Variance” is a grant of relief from the requirements of this ordinance.

“Violation” means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 7.2.4 and 7.2.5 is presumed to be in violation until such time as that documentation is provided.

“Water Surface Elevation (WSE)” means the height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

“Watercourse” means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

7.2.3 General Provisions

7.2.3.1 Lands to which this ordinance applies

This ordinance shall apply to all Special Flood Hazard Areas and Future Conditions Flood Hazard Areas within the jurisdiction, including Extra-Territorial Jurisdictions (ETJs), of the Town of Rolesville and within the jurisdiction of any other community whose governing body agrees, by resolution, to such applicability.

7.2.3.2 Basis for establishing the Special Flood Hazard Areas and Future Conditions Flood Hazard Areas.

The Special Flood Hazard Areas and Future Conditions Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its Flood Insurance Study (FIS) and its accompanying Flood Insurance Rate Maps (FIRM) dated May 2, 2006, for Wake County which are adopted by reference and declared to be a part of this ordinance.

7.2.3.3 Establishment of Floodplain Development Permit

A Floodplain Development Permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities within Special Flood Hazard Areas and Future Conditions Flood Hazard Areas determined in accordance with 7.2.3, Section B of this ordinance.

7.2.3.4 Compliance

No structure or land shall hereafter be located, extended, converted, altered, or developed in any way without full compliance with the terms of this ordinance and other applicable regulations.

7.2.3.5 Abrogation and greater restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

7.2.3.6 Interpretation

In the interpretation and application of this ordinance, all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body; and deemed neither to limit nor repeal any other powers granted under State statutes.

7.2.3.7 Warning and disclaimer of liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur. Actual flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Special Flood Hazard Areas and Future Conditions Flood Hazard Areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town of Rolesville or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

7.2.3.8 Penalties for violation

Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$50.00 or imprisoned for not more than thirty (30) days, or both. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Town of Rolesville from taking such other lawful action as is necessary to prevent or remedy any violation.

7.2.4 Administration

7.2.4.1 Designation of Floodplain Administrator

The Town of Rolesville Planning Director, hereinafter referred to as the “Floodplain Administrator”, is hereby appointed to administer and implement the provisions of this ordinance.

7.2.4.2 Floodplain Development Application, Permit, and Certification Requirements

A. Application Requirements. Application for a Floodplain Development Permit shall be made to the floodplain administrator prior to any development activities located within Special Flood Hazard Areas and Future Conditions Flood Hazard Areas. The following items shall be presented to the floodplain administrator to apply for a floodplain development permit:

1. A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
 - a. the nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;

- b. the boundary of the Special Flood Hazard Area or Future Conditions Flood Hazard Area as delineated on the FIRM or other flood map as determined in 7.2.3.2, or a statement that the entire lot is within the Special Flood Hazard Area or Future Conditions Flood Hazard Area ;
 - c. flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in 7.2.3.2;
 - d. the boundary of the floodway(s) or non-encroachment area(s) as determined in 7.2.3.2;
 - e. the Base Flood Elevation (BFE) or Future Conditions Flood Elevation where provided as set forth in 7.2.3.2; 7.2.4.3; or 7.2.5.4;
 - f. the old and new location of any watercourse that will be altered or relocated as a result of proposed development;
 - g. certification of the plot plan by a registered land surveyor or professional engineer.
2. Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area or Future Conditions Flood Hazard Area including but not limited to:
- a. Elevation in relation to mean sea level of the proposed reference level (including basement) of all structures;
 - b. Elevation in relation to mean sea level to which any non-residential structure in Zone AE, A or X (Future) will be flood-proofed; and
 - c. Elevation in relation to mean sea level to which any proposed utility systems will be elevated or floodproofed;
3. If floodproofing, a Floodproofing Certificate (FEMA Form 81-65) with supporting data and an operational plan that includes, but is not limited to, installation, exercise, and maintenance of floodproofing measures.
4. A Foundation Plan, drawn to scale,, which shall include details of the proposed foundation system to ensure all provisions of this ordinance are met. These details include but are not limited to:

- a. The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls);
 - b. Openings to facilitate equalization of hydrostatic flood forces on walls in accordance with 7.2.5.2, when solid foundation perimeter walls are used in Zones A, AE and X (future);
 5. Usage details of any enclosed areas below the regulatory flood protection elevation.
 6. Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage;
 7. Copies of all other Local, State and Federal permits required prior to floodplain development permit issuance (Wetlands, Endangered Species, Erosion and Sedimentation Control, Riparian Buffers, Mining, etc.)
 8. Documentation for placement of Recreational Vehicles and/or Temporary Structures, when applicable, to ensure 7.2.5.2 of this ordinance are met.
 9. A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.
- B. Permit Requirements. The Floodplain Development Permit shall include, but not be limited to:
1. A description of the development to be permitted under the floodplain development permit.
 2. The Special Flood Hazard Area or Future Conditions Flood Hazard Area determination for the proposed development per available data specified in 7.2.5.2.
 3. The regulatory flood protection elevation required for the reference level and all attendant utilities.
 4. The regulatory flood protection elevation required for the protection of all public utilities.

5. All certification submittal requirements with timelines.
6. A statement that no fill material or other development shall encroach into the floodway or non-encroachment area of any watercourse, as applicable.
7. The flood openings requirements, if in Zones A, AE or X (Future).
8. Limitations of below BFE enclosure uses (if applicable). (i.e., Parking, Building Access and Limited Storage only)

C. Certification Requirements.

1. Elevation Certificates

An Elevation Certificate (FEMA Form 81-31) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the elevation of the reference level, in relation to mean sea level. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.

An Elevation Certificate (FEMA Form 81-31) is required after the reference level is established. Within seven (7) calendar days of establishment of the reference level elevation, it shall be the duty of the permit holder to submit to the floodplain administrator a certification of the elevation of the reference level, in relation to mean sea level. Any work done within the seven (7) day calendar period and prior to submission of the certification shall be at the permit holder's risk. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project.

A final as-built Elevation Certificate (FEMA Form 81-31) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another

certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

2. Floodproofing Certificate

If non-residential floodproofing is used to meet the regulatory flood protection elevation requirements, a Floodproofing Certificate (FEMA Form 81-65), with supporting data and an operational plan, is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to mean sea level. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The floodplain administrator shall review the certificate data and plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

If a manufactured home is placed within Zone A, AE or X (Future) and the elevation of the chassis is more than 36 inches in height above grade, an engineered foundation certification is required per 7.2.5.2.

If a watercourse is to be altered or relocated, a description of the extent of watercourse alteration or relocation; a professional engineer's certified report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map showing the location of the proposed watercourse alteration or relocation shall all be submitted by the permit applicant prior to issuance of a floodplain development permit.

3. Certification Exemptions

The following structures, if located within Zone A, AE or X (Future), are exempt from the elevation/floodproofing certification requirements specified in items (a) and (b) of this subsection:

- a. Recreational Vehicles meeting requirements of 7.2.5.2;
- b. Temporary Structures meeting requirements of 7.2.5.2; and

- c. Accessory Structures less than 150 square feet meeting requirements of 7.2.5.2.

7.2.4.3 Duties and Responsibilities of the Floodplain Administrator.

The Floodplain Administrator shall perform, but not be limited to, the following duties:

- A. Review all floodplain development applications and issue permits for all proposed development within Special Flood Hazard Areas and Future Conditions Flood Hazard Areas to assure that the requirements of this ordinance have been satisfied.
- B. Advise permittee that additional Federal or State permits (Wetlands, Endangered Species, Erosion and Sedimentation Control, Riparian Buffers, Mining, etc.) may be required, and require that copies of such permits be provided and maintained on file with the floodplain development permit.
- C. Notify adjacent communities and the North Carolina Department of Crime Control and Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
- D. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- E. Prevent encroachments into floodways and non-encroachment areas unless the certification and flood hazard reduction provisions of 7.2.5.5 are met.
- F. Obtain actual elevation (in relation to mean sea level) of the reference level (including basement) and all attendant utilities of all new or substantially improved structures, in accordance with 7.2.5.2.
- G. Obtain actual elevation (in relation to mean sea level) to which all new and substantially improved structures and utilities have been floodproofed, in accordance with 7.2.5.2
- H. Obtain actual elevation (in relation to mean sea level) of all public utilities in accordance with 7.2.5.2
- I. When floodproofing is utilized for a particular structure, obtain certifications from a registered professional engineer or architect in accordance with 7.2.4.2, 7.2.5.2.

- J. Where interpretation is needed as to the exact location of boundaries of the Special Flood Hazard Areas or Future Conditions Flood Hazard Areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this ordinance.
- K. When Base Flood Elevation (BFE) data has not been provided in accordance with 7.2.3.2, obtain, review, and reasonably utilize any Base Flood Elevation (BFE) data, along with floodway data or non-encroachment area data available from a Federal, State, or other source, including data developed pursuant to 7.2.5.4, in order to administer the provisions of this ordinance.
- L. When Base Flood Elevation (BFE) data is provided but no floodway nor non-encroachment area data has been provided in accordance with 7.2.3.2, obtain, review, and reasonably utilize any floodway data or non-encroachment area data available from a Federal, State, or other source in order to administer the provisions of this ordinance.
- M. When the lowest ground elevation of a parcel or structure located within Zone AE is above the Base Flood Elevation (BFE), advise the property owner of the option to apply for a Letter of Map Amendment (LOMA) from FEMA. Maintain a copy of the Letter of Map Amendment (LOMA) issued by FEMA in the floodplain development permit file.
- N. Permanently maintain all records that pertain to the administration of this ordinance and make these records available for public inspection.
- O. Make on-site inspections of work in progress. As the work pursuant to a floodplain development permit progresses, the floodplain administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the floodplain administrator has a right, upon presentation of proper credentials, to enter on any premises within the jurisdiction of the community at any reasonable hour for the purposes of inspection or other enforcement action.
- P. Issue stop-work orders as required. Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this ordinance, the floodplain administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing the work. The stop-work order shall state the specific work to be stopped, the specific reason(s) for the stoppage, and the condition(s) under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.
- Q. Revoke floodplain development permits as required. The floodplain administrator may revoke and require the return of the floodplain development

permit by notifying the permit holder in writing stating the reason(s) for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of State or local laws; or for false statements or misrepresentations made in securing the permit. Any floodplain development permit mistakenly issued in violation of an applicable State or local law may also be revoked.

- R. Make periodic inspections throughout all special flood hazard areas within the jurisdiction of the community. The floodplain administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.
- S. Follow through with corrective procedures of 7.2.4.4.
- T. Review, provide input, and make recommendations for variance requests.
- U. Maintain a current map repository to include, but not limited to, the FIS Report, FIRM and other official flood maps and studies adopted in accordance with 7.2.3.2 of this ordinance, including any revisions thereto including Letters of Map Change, issued by FEMA. Notify State and FEMA of mapping needs.
- V. Coordinate revisions to FIS reports and FIRMs, including Letters of Map Revision Based on Fill (LOMR-F) and Letters of Map Revision (LOMR).

7.2.4.4 CORRECTIVE PROCEDURES.

- A. Violations to be Corrected: When the floodplain administrator finds violations of applicable State and local laws, it shall be his or her duty to notify the owner of the building of the violation. The owner shall immediately remedy each of the violations of law cited in such notification.
- B. Actions in Event of Failure to Take Corrective Action: If the owner of a building or property shall fail to take prompt corrective action, the floodplain administrator shall give the owner written notice, by certified or registered mail to the owner's last known address or by personal service, stating:
 - 1. that the building or property is in violation of the Flood Damage Prevention Ordinance;

2. that a hearing will be held before the floodplain administrator at a designated place and time, not later than ten (10) days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter; and,
 3. that following the hearing, the floodplain administrator may issue an order to alter, vacate, or demolish the building; or to remove fill as appears appropriate.
- C. Order to Take Corrective Action: If, upon a hearing held pursuant to the notice prescribed above, the floodplain administrator shall find that the building or development is in violation of the Flood Damage Prevention Ordinance, they shall issue an order in writing to the owner, requiring the owner to remedy the violation within a specified time period, not less than sixty (60) calendar days, nor more than ninety (90) calendar days. Where the floodplain administrator finds that there is imminent danger to life or other property, they may order that corrective action be taken in such lesser period as may be feasible.
- D. Appeal: Any owner who has received an order to take corrective action may appeal the order to the local elected governing body by giving notice of appeal in writing to the floodplain administrator and the clerk within ten (10) days following issuance of the final order. In the absence of an appeal, the order of the floodplain administrator shall be final. The local governing body shall hear an appeal within a reasonable time and may affirm, modify and affirm, or revoke the order.
- E. Failure to Comply with Order: If the owner of a building or property fails to comply with an order to take corrective action for which no appeal has been made or fails to comply with an order of the governing body following an appeal, the owner shall be guilty of a misdemeanor and shall be punished at the discretion of the court.

7.2.4.5 Variance Procedures

- A. The Town of Rolesville Board of Adjustment, hereinafter referred to as the “appeal board”, shall hear and decide requests for variances from the requirements of this ordinance.
- B. Any person aggrieved by the decision of the appeal board may appeal such decision to the Court, as provided in Chapter 7A of the North Carolina General Statutes.
- C. Variances may be issued for:
 1. the repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's

continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure.

2. functionally dependant facilities if determined to meet the definition as stated in 7.2.2 of this ordinance, provided provisions of 7.2.4.5 have been satisfied, and such facilities are protected by methods that minimize flood damages.
 3. any other type of development, provided it meets the requirements stated in this section.
- D. In passing upon variances, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:
1. the danger that materials may be swept onto other lands to the injury of others;
 2. the danger to life and property due to flooding or erosion damage;
 3. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 4. the importance of the services provided by the proposed facility to the community;
 5. the necessity to the facility of a waterfront location as defined under 7.2.3 of this ordinance as a functionally dependant facility, where applicable;
 6. the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 7. the compatibility of the proposed use with existing and anticipated development;
 8. the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 9. the safety of access to the property in times of flood for ordinary and emergency vehicles;
 10. the expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

11. the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
 12. the extent that the development limit will deprive the land owner of reasonable use of their property.
- E. A written report addressing each of the above factors shall be submitted with the application for a variance.
- F. Upon consideration of the factors listed above and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
- G. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the Base Flood Elevation (BFE) and the elevation to which the structure is to be built and that such construction below the Base Flood Elevation increases risks to life and property, and that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance up to \$25 per \$100 of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.
- H. The floodplain administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency and the State of North Carolina upon request.
- I. Conditions for Variances:
1. Variances shall not be issued when the variance will make the structure in violation of other Federal, State, or local laws, regulations, or ordinances.
 2. Variances shall not be issued within any designated floodway or non-encroachment area if the variance would result in any increase in flood levels during the base flood discharge.
 3. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 4. Variances shall only be issued prior to development permit approval.
 5. Variances shall only be issued upon:
 - a. a showing of good and sufficient cause;

- b. a determination that failure to grant the variance would result in exceptional hardship; and
 - c. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- 6. A variance may be issued for solid waste disposal facilities, hazardous waste management facilities, salvage yards, and chemical storage facilities that are located in Special Flood Hazard Areas or Future Conditions Flood Hazard Areas provided that all of the following conditions are met.
- 7. The use serves a critical need in the community.
- 8. No feasible location exists for the use outside the Special Flood Hazard Area or Future Conditions Flood Hazard Area.
- 9. The reference level of any structure is elevated or flood proofed to at least the regulatory flood protection elevation.
- 10. The use complies with all other applicable Federal, State and local laws.
- 11. The Town of Rolesville has notified the Secretary of the North Carolina Department of Crime Control and Public Safety of its intention to grant a variance at least thirty (30) calendar days prior to granting the variance.

7.2.5 Provisions for Flood Hazard Reduction

7.2.5.1 General Standards

In all Special Flood Hazard Areas and Future Conditions Flood Hazard Areas the following provisions are required:

- 1. All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure.
- 2. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

3. All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.
4. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, appliances (washers, dryers, refrigerators, freezers, etc.), hot water heaters, and electric outlets/switches.
5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.
7. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
8. Any alteration, repair, reconstruction, or improvements to a structure, which is in compliance with the provisions of this ordinance, shall meet the requirements of “new construction” as contained in this ordinance.
9. Nothing in this ordinance shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of this ordinance and located totally or partially within the floodway, non-encroachment area, or stream setback, provided there is no additional encroachment below the regulatory flood protection elevation in the floodway, non-encroachment area, or stream setback, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this ordinance.
10. New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted, except by variance as specified in 7.2.4.5. A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area or Future Conditions Flood Hazard Area (OPTIONAL) only if the structure or tank is either elevated or floodproofed to at least the regulatory flood protection elevation and certified according to 7.2.4.2 of this ordinance.
11. All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage.

12. All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
13. All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
14. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

7.2.5.2 Specific Standards

In all Special Flood Hazard Areas where Base Flood Elevation (BFE) data has been provided and in Future Conditions Flood Hazard Areas where Future Conditions Flood Elevations data has been provided, as set forth in 7.2.3.2, or 7.2.4.3, the following provisions, in addition to 7.2.5.1, are required:

- A. Residential Construction. New construction and substantial improvement of any residential structure (including manufactured homes) shall have the reference level, including basement, elevated no lower than the regulatory flood protection elevation, as defined in 7.2.2 of this ordinance.
- B. Non-Residential Construction. New construction and substantial improvement of any commercial, industrial, or other non-residential structure shall have the reference level, including basement, elevated no lower than the regulatory flood protection elevation, as defined in 7.2.2 of this ordinance. Structures located in A, AE, and X (Future) Zones may be floodproofed to the regulatory flood protection elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the regulatory flood protection elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in 7.2.4.2, along with the operational and maintenance plans..
- C. Manufactured Homes
 1. New or replacement manufactured homes shall be elevated so that the reference level of the manufactured home is no lower than the regulatory flood protection elevation, as defined in 7.2.2 f this ordinance.

2. Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement, either by engineer certification, or in accordance with the most current edition of the State of North Carolina Regulations for Manufactured Homes adopted by the Commissioner of Insurance pursuant to NCGS §143-143.15. Additionally, when the elevation would be met by an elevation of the chassis thirty-six (36) inches or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above thirty-six (36) inches in height, an engineering certification is required.
3. All enclosures or skirting below the lowest floor shall meet the requirements of 7.2.5.2.
4. An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within flood prone areas. This plan shall be filed with and approved by the floodplain administrator and the local Emergency Management coordinator.

D. Elevated Buildings.

Fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor:

1. shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclose storage areas;
2. shall be constructed entirely of flood resistant materials below the regulatory flood protection elevation;
3. shall include, in Zones A, AE and X (Future), flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria;
 - a. A minimum of two flood openings on different sides of each enclosed area subject to flooding;

- b. The total net area of all flood openings must be at least one (1) square inch for each square foot of enclosed area subject to flooding;
- c. If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;
- d. The bottom of all required flood openings shall be no higher than one (1) foot above the adjacent grade;
- e. Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
- f. Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.

E. Additions/Improvements

- 1. Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - 2. not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure.
 - 3. a substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
- 4. Additions to post-FIRM structures with no modifications to the existing structure other than a standard door in the common wall shall require only the addition to comply with the standards for new construction.
- 5. Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - 6. not a substantial improvement, the addition and/or improvements only must comply with the standards for new construction.
 - 7. a substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
- 8. Where an independent perimeter load-bearing wall is provided between the addition and the existing building, the addition(s) shall be considered a

separate building and only the addition must comply with the standards for new construction.

F. Recreational Vehicles

Recreational vehicles shall either:

1. be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or
2. meet all the requirements for new construction.

G. Temporary Non-Residential Structures

Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the floodplain administrator a plan for the removal of such structure(s) in the event of a hurricane, flash flood or other type of flood warning notification. The following information shall be submitted in writing to the floodplain administrator for review and written approval;

1. a specified time period for which the temporary use will be permitted. Time specified may not exceed three months, renewable up to one year;
2. the name, address, and phone number of the individual responsible for the removal of the temporary structure;
3. the time frame prior to the event at which a structure will be removed (i.e., minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
4. a copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
5. designation, accompanied by documentation, of a location outside the Special Flood Hazard Area or Future Conditions Flood Hazard Area, to which the temporary structure will be moved.

H. Accessory Structures.

When accessory structures (sheds, detached garages, etc.) are to be placed within a Special Flood Hazard Area or Future Conditions Flood Hazard Area, the following criteria shall be met:

1. Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking or restroom areas);
2. Accessory structures shall not be temperature-controlled;
3. Accessory structures shall be designed to have low flood damage potential;
4. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
5. Accessory structures shall be firmly anchored in accordance with 7.2.5.1;
6. All service facilities such as electrical shall be installed in accordance with 7.2.5.1; and
7. Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below regulatory flood protection elevation in conformance with 7.2.5.2.
8. An accessory structure with a footprint less than 150 square feet that satisfies the criteria outlined above does not require an elevation or floodproofing certificate. Elevation or floodproofing certifications are required for all other accessory structures in accordance with 7.2.4.2.

7.2.5.3 Reserved.

7.2.5.4 Standards for floodplains without established base flood elevations.

- A. Within the Special Flood Hazard Areas designated as Approximate Zone A and established in 7.2.3.2, where no Base Flood Elevation (BFE) data has been provided by FEMA, the following provisions, in addition to 7.2.5.1 and 7.2.5.2, shall apply:
- B. No encroachments, including fill, new construction, substantial improvements or new development shall be permitted within a distance of twenty (20) feet each side from top of bank or five times the width of the stream, whichever is greater, unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- C. The BFE used in determining the regulatory flood protection elevation shall be determined based on one of the following criteria set in priority order:

- D. If Base Flood Elevation (BFE) data is available from other sources, all new construction and substantial improvements within such areas shall also comply with all applicable provisions of this ordinance and shall be elevated or floodproofed in accordance with standards in 7.2.4.3.
- E. All subdivision, manufactured home park and other development proposals shall provide Base Flood Elevation (BFE) data if development is greater than five (5) acres or has more than fifty (50) lots/manufactured home sites. Such Base Flood Elevation (BFE) data shall be adopted by reference per 7.2.3.2 to be utilized in implementing this ordinance.
- F. When Base Flood Elevation (BFE) data is not available from a Federal, State, or other source as outlined above, the reference level shall be elevated to or above the regulatory flood protection elevation, as defined in 7.2.2.

7.2.5.5 Reserved

7.2.5.6 Uses Permitted in Special Flood Hazard Areas And Future Conditions Flood Hazard Areas

Areas designated as floodways or non-encroachment areas are located within the Special Flood Hazard Areas established in 7.2.3.2. The floodways and non-encroachment areas are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles.

The following uses are permitted in floodway and non-encroachment areas, provided that they are not prohibited by this or any other law; permanent facilities are flood-proofed; they will not adversely affect the capacity of the channels, floodway or non-encroachment areas of any river, creek, stream, tributary, or other drainage areas; and provided, still further, that no such use will raise the elevation of the base flood:

- A) archaeological activities;
- B) boats docks, ramps, piers, or similar water-dependent structures;
- C) quarrying provided spoilage is not stored in the floodway or non-encroachment area;
- D) any other use not employing a structure and not subject to floating away during a flood;
- E) reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Place or the State Inventory of Historic Places;
- F) roads, driveway, bridges, overhead utility lines, hydroelectric plants, railway lines and rights-of-way, creek and storm drainage facilities, sewage or wastewater treatment plant outlets, water supply intake structures, manholes and wastewater mains, and other similar public, community or utility uses;
- G) dams (including fill) provided they are constructed perpendicular to the floodway or non-encroachment area flow; provided still further that the emergency spillway is designed to safely pass the maximum expected peak discharge of the 100-year storm event; and provided still further that the dam

complies with all state and federal laws and regulations. The construction of dams within jurisdictional water of the United States may be prohibited by the federal and/or state governments;

- H) drainage ditches, roadside ditches, and stormwater outfalls, provide no alternative exists and any necessary stormwater management devices are installed to control nitrogen, to attenuate the velocity of the discharge, and/or return the discharge to a diffuse flow (all to the maximum extent practicable), prior to the conveyance of the discharge through the buffer;
- I) pedestrian, bikeway, equestrian, golf cart, and other recreation trails;
- J) stream and wetland restoration and stream bank stabilization; and
- K) an encroachment, otherwise permitted by the applicable zoning, for which FEMA has issued a Conditional Letter of Map Revision (CLOMR) followed by a Letter of Map Revision (LOMR).

7.2.5.7. Uses Prohibited in Special Flood Hazard Areas and Future Conditions Flood Hazard Areas

- A) No new structures may be constructed or placed within a floodway or non-encroachment area except as provided in Section 7.2.5.6 above;
- B) No fill may be placed in a floodway or non-encroachment area except as provided in Section 7.2.5.6 above;
- C) No new solid waste disposal facilities, hazardous waste management facilities, salvage yards, and chemical storage facilities or similar uses that may result in environmental contamination is permitted within the floodways and non-encroachment areas. A structure or tank for chemical or fuel storage incidental to an allows use or to the operation of a water treatment plan or wastewater treatment facility may be located in a floodway or non-encroachment area only if the structure or tank is either elevated or floodproofed to at least the regulatory flood protection elevation and certified accordingly.

7.2.6 Legal Provisions

7.2.6.1 Effect on rights and liabilities under the existing flood damage prevention ordinance

This ordinance in part comes forward by re-enactment of some of the provisions of the flood damage prevention ordinance December 19, 2000 as amended, and it is not the intention to repeal but rather to re-enact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of this ordinance shall not affect any action, suit or proceeding instituted or pending. All provisions of the flood damage prevention ordinance of Town of Rolesville enacted on December 19, 2000, as amended, which are not reenacted herein are thereby repealed.

7.2.6.2 Effect upon outstanding floodplain development permits

Nothing herein contained shall require any change in the plans, construction, size, or designated use of any development or any part thereof for which a floodplain development permit has been granted by the floodplain administrator or his or her authorized agents before the time of passage of this ordinance; provided, however, that when construction is not begun under such outstanding permit within a period of six (6) months subsequent to the date of issuance of the outstanding permit, construction or use shall be in conformity with the provisions of this ordinance.

Section 7.3: Stream Protection Buffers

7.3.1 Purpose and Intent

Stream Protection Buffers provide strips of natural vegetation that remove pollutants from stormwater runoff before they reach streams or watercourses that eventually drain into a water supply watershed. They do so by allowing infiltration of runoff and filtration of pollutants through the ground and soil, slowing runoff flow to allow settling and deposition of pollutants, and providing vegetation that absorbs pollutants through root systems. In addition, these natural buffers preserve habitat for both prolific and endangered wildlife and plant species. Plant and wildlife preservation ensures a diverse ecosystem. Finally, stream protection buffers provide scenic areas for human recreation and enjoyment. The provision of vegetated, undisturbed buffers serve to preserve and protect the quality of our streams and watercourses; to preserve and protect the drinking water sources for our downstream neighbors; to preserve and protect habitat to wildlife and plants; and to preserve and protect natural areas for the human recreation and stress relief.

7.3.2 Location, Width and Building Setback Standards

Along each side of a stream shown as a blue line on the most recent edition of USGS 1:24,000 (7.5) minute scale topographic maps, a one hundred foot (100') wide buffer area shall be provided. The one hundred foot (100') wide buffer shall be measured perpendicular to the river, stream or watercourse bank. The buffer shall be divided into two (2) sections, as follows:

7.3.2.1 Stream Protection Buffer, Section 1 shall be defined as that area that begins at the stream bank and extends outward fifty feet (50'). Stream Protection Buffer, Section 1 shall be undisturbed except for the following activities, which shall be allowed:

- (a) archeological activities, provided any vegetation removed is restored with vegetation of comparable assimilative capacity;
- (b) Bridges, provided no alternative to their location in the buffer exists;
- (c) Dam Maintenance activities;
- (d) Drainage ditches roadside ditches and stormwater outfalls, provided that:
 - (1) no reasonable alternative to their location in the buffer exists; and

- (2) stormwater management is installed to control nitrogen and attenuate flow before the conveyance discharges through the buffer;
- (e) Driveway and road (public and private) crossings provided:
 - (1) no reasonable alternative to their location in the buffer (including opportunities for shared driveways) exists; and
 - (2) the driveway crosses the buffer at an angle as close to 90 degrees as possible; and
 - (3) side slopes do not exceed a 2:1 (horizontal to vertical) ratio (bridging and / or retaining walls may be used to meet this and the disturbance width standard); and
 - (4) all culverts are designed and constructed fro the 25-year storm event
- (f) Utility lines, provided:
 - (1) no reasonable alternative to their location in the buffer; and
 - (2) a line crossing the buffer is combined with other permitted buffer crossings, where practicable;
 - (3) vegetative root systems and stumps from cut trees are retained;
 - (4) no rip-rap rock is used unless necessary to stabilize a pole or tower; and
 - (5) active measurements are taken after construction and during routine maintenance to ensure diffuse flow of stormwater through the buffer; and
 - (6) mats are used to minimize soil disturbance; and
 - (7) construction activities minimize the removal of woody vegetation, the extent of disturbed area and the during which areas remain in a disturbed state; and
 - (8) cables are installed by vibratory plow or trenching; and
 - (9) trenches are backfilled with the excavated material immediately following the installation.
- (g) Removal of previously installed debris or filled, provided:
 - (1) diffuse flow is maintained; and
 - (2) any vegetation removed is restored with vegetation of comparable assimilative capacity
- (h) Scientific studies and stream gauging
- (i) Stormwater management ponds, provided
 - (1) no alternative to their location in the buffer exists; and
 - (2) a new vegetated buffer meeting the purpose and requirements of this ordinance, as determined by the Town Manager on a case by case basis, is installed around the pond
- (j) Stream Restoration
- (k) Stream bank stabilization

- (l) Temporary in-stream sediment and erosion control measures for work within a stream channel
- (m) Wetland Restoration

7.3.2.2 Stream Protection Buffer, Section 2 shall be defined as the area that begins at the outer-edge of the one hundred feet (100') buffer and extends toward the stream for a distance of fifty feet (50'). Stream Protection Buffer, Section 2 shall be undisturbed except as is necessary to install or preserve stable vegetated area. that may be graded and revegetated for use as a lawn or landscaped area. Stream Protection Buffer, Section 2 may be disturbed as follows:

- (a) Lawn and landscaped areas
- (b) Archeological activities, provided any vegetation removed is restored with vegetation of comparable assimilative capacity;
- (c) Bridges, provided no alternative to their location in the buffer exists;
- (d) Dam Maintenance activities;
- (e) Drainage ditches roadside ditches and stormwater outfalls, provided that:
 - (1) no reasonable alternative to their location in the buffer exists; and
 - (2) stormwater management is installed to control nitrogen and attenuate flow before the conveyance discharges through the buffer;
- (f) Driveway and road (public and private) crossings provided:
 - (1) no reasonable alternative to their location in the buffer (including opportunities for shared driveways) exists; and
 - (2) the driveway crosses the buffer at an angle as close to ninety degrees as possible; and
 - (3) side slopes do not exceed a 2:1 (horizontal to vertical) ration (bridging and/or retaining walls may be used to meet this and the disturbance width standard); and
 - (4) all culverts are designed and constructed fro the 25-year storm event
- (g) Utility lines, provided:
 - (1) no reasonable alternative to their location in the buffer; and
 - (2) a line crossing the buffer is combined with other permitted buffer crossings, where practicable; and
 - (3) woody vegetation is removed by had (no land grubbing or grading): and
 - (4.) vegetative root systems and stumps from cut trees are retained; and
 - (5) no rip-rap rock is used unless necessary to stabilize a pole or tower; and
 - (6) active measurements are taken after construction and during routine maintenance to ensure diffuse flow of stormwater through the buffer; and

- (7) mats are used to minimize soil disturbance; and
 - (8) construction activities minimize the removal of woody vegetation, the extent of disturbed area and the during which areas remain in a disturbed state; and
 - (9) cables are installed by vibratory plow or trenching; and
 - (10) trenches are backfilled with the excavated material immediately following the installation.
- (h) Removal of previously installed debris or filled, provided:
- (1) diffuse flow is maintained; and
 - (2) any vegetation removed is restored with vegetation of comparable assimilative capacity
- (i) Scientific studies and stream gauging
- (j.) Stormwater management ponds, provided
- (1) no alternative to their location in the buffer exists; and
 - (2) a new vegetated buffer meeting the purpose and requirements of this ordinance, as determined by the Town Manager on a case by case basis, is installed around the pond
- (k) Stream Restoration
- (l) Stream bank stabilization
- (m) Temporary in-stream sediment and erosion control measures for work within a stream channel
- (n) Wetland Restoration
- (o) Pedestrian, bikeway, equestrian, golf cart, and other recreation trails (public or private) provided:
- (1) a trail crossing the buffer is combined with other permitted buffer crossing where practical; and
 - (2) a trail crossing the buffer does so at an angle as close to 90 degrees as possible; and
 - (3) trails running linearly within the buffer shall be located where possible in the outer twenty feet (20') of the buffer and in no instance shall be closer than fifty feet (50') to the edge of a river, stream or watercourse

7.3.2.3 Buffer areas may be included in recorded lots and used to satisfy minimum lot sizes, provided that stream buffers are clearly delineated on the plat and that a note is included on each plat that contains a lot which includes any portion of a Stream Buffer as follows:

WARNING! DO NOT DISTURB STREAM PROTECTION BUFFERS: This lot includes a stream buffer. Disturbance within the buffer area is regulated by the Town

of Rolesville. Contact the Town of Rolesville Planning Department before entering or disturbing the buffer area in any manner. Unauthorized disturbance of the buffer area will result in financial penalties. In addition, this buffer may be governed by the State of North Carolina under the Neuse River Rules. Please contact the North Carolina Division of Environment, Health and Natural Resources for additional information.

7.3.3. Conflict with Other Applicable Laws or Regulations

In the event of conflict with other applicable laws or regulations, the more restrictive regulation shall govern. Note: streams may require both Stream Buffers and Neuse River Riparian Buffers. Stream Buffers and Neuse River Buffers may exist concurrently in the same location.

7.3.4. Previously Approved Projects

The Town recognizes that some property owners have already expended substantial funds in submitting for site plan, subdivisions, special use permits and other Town approvals. Projects that were in the review process as evidenced by the submittal of at least a completed application accepted by the Planning Department for a site plan, subdivision, special use permit or building permit, before March 16, 2004 will be exempt from the requirements of this section.

Section 7.4: Town Center Overlay District
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The following District shall be responsible for maintaining the character and aesthetic qualities of the commercial town center of Rolesville. The following standards shall be enforced for any construction, reconstruction, alteration, or enlargement of the exterior of any structure within this district (see Figure 1).

7.4.1 No building shall have a footprint of more than fifteen thousand (15,000) square feet (note: total building size may be larger if the structure is built with multiple stories).

7.4.2 The maximum allowable building height shall be thirty-five (35) feet.

7.4.3 Additional building height may be permitted at a rate of one (1) foot in height for every one (1) foot of additional setback from the front building line for any portion of the building that is greater than thirty-five (35) in height. However, in no event shall any structure be more than forty-five (45) feet in height.

7.4.4 Each building must have a height of at least twenty (20) feet. All buildings are strongly encouraged to have at least two (2) stories.

7.4.5 The maximum allowable height for any steeple or decorative tower shall be seventy-five (75) feet.

7.4.6 All buildings must be oriented toward the primary access street.

- 7.4.7** Buildings shall be built within the following range of distances from the edge of the right-of-way of the primary access street:
- (A) Commercial and mixed use buildings: 0 – 5 feet
 - (B) Community facilities and institutional buildings: 5 – 15 feet
 - (C) Religious and residential buildings: 10 – 25 feet
- 7.4.8** Parallel on-street parking is strongly encouraged. Shared parking is encouraged.
- 7.4.9** All off-street parking shall be located behind or to the side of buildings. Parking and access shall not occupy more than one third (1/3) of the frontage of the adjacent building or no more than sixty-five (65) feet, whichever is less.
- 7.4.10** The neighborhood and community-oriented commercial and civic uses permitted are (but not limited to) retail services such as apparel shops, shoe stores, gift shops, video stores, news dealers, book stores and antique shops; personal services such as barber shops and beauty shops; clothing services such as dry cleaners, shoe repair, fabric shops, and tailoring; food sales and service such as bakeries, convenience stores, grocery stores, restaurants, delicatessens, and ice cream shops; banks, professional offices, and medical offices; educational uses such as schools, public libraries, and day care centers; governmental, civic, and institutional uses such as post offices, police and fire stations, community centers, and houses of worship; retirement centers, independent and assisted living facilities, and skilled nursing facilities.
- 7.4.11** All residential uses allowed in the UDO are hereby permitted.
- 7.4.12** Live-work units are allowed as of right.
- 7.4.13** Commercial buildings are encouraged to mix uses by providing retail and/or office uses on the ground floor, and office and/or residential uses on upper floors.
- 7.4.14** All materials, colors, and architectural details used on the exterior of a building shall be compatible with each other and with the building's style.
- 7.4.15** Façades visible from existing or proposed public rights of way shall be brick but may contain accent elements of stucco, textured tinted concrete block, tile, native stone, columns and/or canvas canopies. The primary façade material used in construction shall compose, as a minimum, seventy five percent (75%) of the non-glass wall surface.
- 7.4.16** All façade colors shall be of low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors, is prohibited. High intensity whites used for the façade shall be prohibited unless low reflecting, subtle, neutral or earth tone trim is used. Building trim and accent areas may feature brighter colors, including primary colors. However, neon tubing shall not be used for building trim or accent elements. Roof colors shall be of low reflectance and non-metallic.
- 7.4.17** Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

- 7.4.18** Windows, doors, display windows and/or arcades shall make up at least 60% of the street façade on the first story. Blank walls are not permitted adjacent to streets.
- 7.4.19** Any wall visible from an existing or proposed public right of way shall incorporate at a minimum two (2) architectural accent elements of doors, windows, columns, pre-cast trim, color changes, texture changes, recesses and/or material changes such as wood, brickwork, stucco, tile, and/or canvas canopies. Ten (10) contiguous linear feet of wall shall be the maximum length without an architectural accent element.
- 7.4.20** Windows shall be recessed and shall include visually prominent sills, shutters, or other such forms of framing and trim.
- 7.4.21** Fixed or retractable awnings are permitted at ground floor level and on upper floors where appropriate, if they complement a building's architectural style, materials, colors, and details, and are designed to be an integral part of the façade.
- 7.4.22** Lighting fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building, and shall comply with building codes.
- 7.4.23** Façades shall be lit from the exterior, and as a general rule, lights should be concealed through shielding or recessed behind architectural features.
- 7.4.24** The use of low pressure sodium, fluorescent, or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited.
- 7.4.25** All air conditioning units, HVAC systems, exhaust pipes and stacks, elevator housing, telecommunications towers, satellite dishes, and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, or landscaping.
- 7.4.26** Each building shall have a sidewalk along its primary access road. To ensure safe and comfortable pedestrian access, this sidewalk shall have a minimum width of at least six (6) feet that is unobstructed by lampposts, tree wells, signs, tables, chairs, benches, fire hydrants, trash cans, or other obstacles.
- 7.4.27** All sidewalks shall be buffered from the adjacent street by means of a six (6) foot wide grassy strip. Where on-street parking is provided, this requirement may be reduced or waived at the discretion of the Zoning Administrator.
- 7.4.28** At least one (1) main entrance of each building shall face and open directly onto this sidewalk, and shall have doors that are operable during regular business hours.
- 7.4.29** All commercial and mixed use buildings shall have a first story that is at grade with the adjacent sidewalk.

7.4.30 The area designated as the Town Center Overlay District shall originate at the intersections of Main and Young Streets and shall be according to the boundaries displayed in this section in Figure 1 below.

Figure 1: Town Center Overlay District



Section 7.5: Stormwater Management Standards [Reserved]

Section 7.6: Special Highway Overlay District [Reserved]

Amendments

10/04/04 to entire document; 05/01/06 to §7.2 through TA06-05; 03/20/07 to §7.1.4 through TA07-03; 07/17/07 to §7.2.5.6 through TA07-06