

## Unified Development Ordinance Text Amendments Log

Updated 2/12/2015

ZT #	Ordinance #	Date	UDO Section	Description of Amendment
2009-001	0090811-89	8/11/09	1210.040(B) (2); 230.060; 810.040(E)	<ol style="list-style-type: none"> <li>1. Allows for addition of at least a 30% baseline for open space subdivisions that are not serviced by public water and sewer.</li> <li>2. Allows for the Planning Director the discretion to “bump up” a particular nonresidential use or a nonconforming use in a residential zone to a Special Use Permit (SUP).</li> <li>3. Allows for the flexibility to move the required 10 foot vegetative buffer between shared driveways to either side of the lot or the front lot line in non-residential areas.</li> </ol>
2009-002	0090609-83	6/9/09	Division 900; 1650.130	<ol style="list-style-type: none"> <li>1. Changes the definition of “changeable copy” sign.</li> <li>2. Changes criteria for temporary signs.</li> <li>3. Modifies the sign area allocation for the commercial and institutional sign tables.</li> </ol>
2009-003	0090714-84	7/14/09	530.020(G); 7170	<ol style="list-style-type: none"> <li>1. Includes indoor firearms shooting ranges in the Industrial Use Table.</li> <li>2. Established a section for Indoor Firearm Shooting Ranges.</li> </ol>
2009-004	0090811-88	8/11/09	1070.020	Corrects parking space dimensions for parallel parking.
2009-005	0090811-86	8/11/09	Division Title 400; 310.080(D); 230.040(A); 320.020(E)	<ol style="list-style-type: none"> <li>1. Amends UDO Division Title 400 from “Administrative Permits” to read “Administrative and General Permit Requirements”.</li> <li>2. Allows for appeals of final decisions of quasi-judicial bodies to the Superior Court.</li> <li>3. Amended to state that a four-fifths vote of the members sitting on the Board of Adjustment is required of all decisions made by the Board in all matters.</li> <li>4. Allows for actual notice on the part of the applicant to be provided by said applicant of zoning map amendment to be certified by the Town Council, along with a copy of the public hearing notice.</li> </ol>
2009-006	0090908-91; 0091209-99	9/9/09	360.010; 360.030; 7180; 830.040(A); 13130	<ol style="list-style-type: none"> <li>1. Exempts temporary event uses from the requirement that a written consulting report detailing appraisal values of the subject property.</li> <li>2. Amends the ordinance to have the findings for an SUP to read in the</li> </ol>

				<p>affirmative.</p> <ol style="list-style-type: none"> <li>3. Adds Chapter 7180 dealing with outdoor storage and sales uses.</li> <li>4. Requires that any tree inventory/survey for any development review by performed by a certified arborist and/or licensed surveyor.</li> <li>5. Adds regulations regarding trash enclosures and grease trap facilities.</li> </ol>
2009-007	0091110-94; 0091208-100	11/10/09	Division 900, various sections	<ol style="list-style-type: none"> <li>1. Includes an “exempt sign” chapter and removed signs from the “signs note requiring a permit” chapter.</li> <li>2. Amends 960.070, exempting emergency and public announcement signs.</li> <li>3. Amends 1040.040(D) (E) amending wall façade areas and adding emergency response facilities.</li> </ol>
2009-008	0091013-93	10/13/09	1610.070(B)(1); 1610.080(K)(5) ; 510.020(G); 440.010(F); 520.020(G); 440.020(D); 520.020(G),	<ol style="list-style-type: none"> <li>1. Amends home-based day care occupancy requirements.</li> <li>2. Defines animal foster care.</li> <li>3. Includes animal foster care in the residential use table.</li> <li>4. Removed the provision regarding off-site or detached signage as a part of the temporary use permit process.</li> <li>5. Allows as permissible by-right dental and medical labs and similar uses to be a part of the Downtown Overlay District up to 1,500 sq. ft. Uses over 1,500 sq. ft. require SUP.</li> <li>6. Allows for tent sales as temporary uses that are located at auto dealerships for up to 32 days in length, and allows such sales up to three times per calendar year.</li> <li>7. Includes additions for any other high-volume and low-volume traffic generating uses to the use categories of Personal Service, Repair Service (Consumer), and Retail Sales (General).</li> </ol>
2009-009	0090908-92	9/8/09	520.020(G)	Adds Religious Assembly as a use allowed by right within a multitenant structure within the commercial use table. Storefront location only.
2009-010		Pending		Inclusion of electronic gaming into the Permitted Uses Table.
2009-011	0100112-102	1/12/10	520.020(G); 7190; 1610.080	<ol style="list-style-type: none"> <li>1. Adds ABC stores as an allowed use within the commercial use table.</li> <li>2. Adds Chapter 7190, outlining ABC store requirements.</li> <li>3. Adds section 1610.080 defining ABC Stores</li> </ol>
2010-001	0100209-104	2/9/10	350.030(C);	<ol style="list-style-type: none"> <li>1. Amends final plat size requirements for</li> </ol>

			350.070	recording. Amends mapping requirements to be consistent with N.C.G.S. 47-30.
2010-002	0100223-105	2/23/10	9140.040(E)	Allows for internally illuminated, routed-back style signs within the Village Center Overlay Districts.
2010-003	0100413-107	4/13/10	7160	Amends Chapter 7160 regarding construction and design of Freestanding Facilities
2010-004	0100511-110	5/11/10	Division 900; 1650	<ol style="list-style-type: none"> <li>1. Amends sign regulations for Hwy 74.</li> <li>2. Establishes method for calculating the sign area for Channel Letter signs.</li> <li>3. Consolidates and modifies existing sign definitions.</li> <li>4. Establishes definitions for V-shaped signs.</li> </ol>
2010-005	0100608-112	6/8/10	Addition of Appendix 4	Revision of Post-Construction ordinance and addition as Appendix 4.
2010-006	0100713-116	7/13/10	520.020(G)	Adds Wholesale Distribution as a use allowed by special use permit in the RBD district.
2010-007	0100810-117	8/10/10	1620.320	Further defines the term “dwelling unit”.
2010-008		Processed as ZT2012- 002		Revision of childcare definitions.
2010-009		Withdrawn		Proposed inclusion of Downtown Overlay District into the Industrial Use Table.
2010-010	0110222-129	2/22/11	Chapter 1310; 1320	<ol style="list-style-type: none"> <li>1. Provides additional protection for planned developments that do not have architectural requirements within associated approval documents for the development.</li> <li>2. Clarifies the applicability of the requirements as it pertains to planned developments.</li> <li>3. Clarifies and expands general requirements.</li> <li>4. Restructures the non-residential architectural standards section.</li> </ol>
2010-011	0101109-120	11/9/10	810.090; 880.040	Establishes a 45-day period in which the Parks, Trees and Greenway Committee has to review and make a recommendation for an alternative planting plan the Planning Director.
2010-012	0101214-124	11/9/10	51 0.020(G); 710.070; 1610.020	<ol style="list-style-type: none"> <li>1. Amends residential permissible use table to allow accessory apartments by right.</li> <li>2. Establishes usage standards for accessory apartments.</li> <li>3. Defines the term accessory apartment.</li> </ol>
2010-013	0101109-121	10/19/10	520.020(G);	1. Amends the permissible use table for

			520.030	commercial districts to add motion picture theatre and theatrical playhouse. 2. Amends building height requirements.
2010-014	0101109-122	11/9/10	630.010; 630.040	Amends requirements for development within Village Centers or for development permitted before the adoption of the UDO.
2010-015	0101109-123	11/9/10	1410.050; 1410.060	Amends Division 1400 to allow incremental improvements on nonconforming sites.
2010-016	0110222-128	2/22/11	510.020(G); 1610.030(K)	Modifies manufactured and modular home requirements and definitions.
2010-017	0110222-127	2/22/11	310.030(G)	Modifies public posting requirements.
2011-001	0110510-132	5/10/11	Chapter 1330; 1660	Revised lighting ordinance and lighting definitions.
2011-002	0110426-131	4/26/11	Chapter 440	Adds provisions for temporary sales and construction trailers.
2011-003	0111109-139	11/9/11	Chapter 7150; 1610.080; 520.020G	Requirements for the use-specific regulations regarding vehicles sales uses amended.
2011-004		Pending		Tree ordinance fees in lieu for heritage tree mitigation.
2011-005	0110510-133	5/10/11	Chapter 790; 990	Authorizes placement of off-site signs located adjacent to Hwy 74 for use of advertising specific venues.
2011-006	0110614-137	6/14/11	520.020(G)	Allows wholesale distribution by right for office/warehouse facilities built prior to adoption of UDO.
2011-007	0111129-141	11/29/11	1310.040; 1320.020; 1320.030	1. Requires EFIS to be applied according to NC Building Code. 2. Removes limitations of EFIS application on commercial buildings and requires EFIS to be applied according to NC Building Code. 3. Adds term "Industrial Park" as development subject to building design requirements.
2011-008		Pending		Amends Guarantee regulations
2011-009	0111129-140	11/29/11	1360; 1370	1. Amends Flood Damage Reduction Ordinance. 2. Amends Storm Water Management Ordinance.
2011-010	0111129-142	11/29/11	Establishes Appendix 5, 6, and 7	1. Establishes Appendix 5- Policy on Retaining Wall Design and Construction. 2. Establishes Appendix 6- Embankment Requirements. 3. Established Appendix 7- Downstream Impact Analysis.
2011-011	0120214-143	2/14/12	530.010; 530.020;	1. Permits ancillary service-type uses within business parks in Light Industrial

			530.040; 1620	District. 2. Adds Business Park within definitions section.
2012-001	0120313-145	3/13/12	960.070; 990.070; 9140.040; 5140.010 (O)	1. Requires a minimum of 10 minutes display time between messages on an LED sign. 2. Adds additional lot size criteria to the multi-tenant property allowable signage table 3. Amends the table of sign requirements. 4. Permits changeable copy signs within freestanding signs for Union County Public Schools.
2012-002	0120313-146	3/13/12	1610.070 (B); 520.020 (G)	1. Amends definitions for daycare. 2. Amends use tables to reflect new day care categories.
2012-004	0121009-155	10/9/12	310.030	1. Establishes a minimum 400 ft notification area for all applications other than the ones below. 2. Rezone applications that change the existing zoning from one land use category to another must use a 500 ft notification area and hold a community meeting prior to the Planning Board meeting.
2012-005	0120911-153	9/11/12	520.020 (G)	Allows for Building Contracting/Construction Office uses with a base zoning of General Business District or Regional Business District to be permitted to have outdoor operations within the Downtown Overlay District subject to Special Use Permit approval.
2012-006	0120911-154	9/11/12	520.020 (G); 530.020(G)	Amends Chapters 520 and 530-Business and Commercial and Industrial Zoning Districts to allow Wholesale Heavy and Light Equipment Sales/Rental uses in all commercial zoning districts and provides the correct use standard reference in the industrial districts.
2012-007	0130326-168	3/26/13	710.080	Amends sections of Chapter 710 Accessory Uses and Structures of the UDO to allow accessory residential uses in non-residential zoning districts within the Downtown Overlay District and to allow accessory residential uses for onsite

				caretakers in all non-residential zoning districts
2012-008	O130611-173	6/11/13	1360	Amends Flood Damage Reduction of the UDO to correct the cross referencing within chapter
2013-001	O130326-164	3/26/2013	520.020 (G)	Amends Business and Commercial districts for the purpose of correcting a discrepancy in the allowed use of an Automotive Repair Shop, not including body work, parking and commercial repair, within the General Business Zoning Districts of the Town
2013-002	WITHDRAWN			
2013-003	O131210-189	12/10/13	1360	Amend Chapter 1360 – Flood Damage Reduction Ordinance for the purpose referencing an updated Flood Insurance Study (FIS) and Digital Flood Insurance Rate Maps (DFIRM) dated February 19, 2014 within the Chapter.
2013-004	O131210-188	12/10/13	Chapters 230,310,380, 390	Amend Chapter 230 Participating and Voting, Chapter 310 Required Findings, Chapter 380 Hearings on Appeals, and Chapter 390 Interpretations to be in compliance with Session Law 2013-126; as passed by the General Assembly to update procedures for the Board of Adjustment.
2013-005	O140114-190	1/14/2014	Chapters 220,810,880, 1160,1640	Amend several sections of the Unified Development Ordinance (UDO) to help implement recent Town committee reorganizations.
2014-001	O140408-194	4/8/2014	Chapter 1360	Amends Chapter 1360 –Flood Damage Reduction Ordinance per the request of the State based on their review of recent amendments.
2014-002	O140513-199	5/13/2014	Chapters 520, 1610,7200	Amends Chapters 520 Business and Commercial Zoning Districts, 7200 Supplementary Use Regulations, and 1610 Use Groups and Categories to permit second hand thrift and consignment sale businesses within certain business and commercial districts and subject to certain standards.
2014-003	O140610-203	6/10/2014	520.020 (G)	To permit Sporting Goods Store within the Neighborhood Business District (NBD) and Central Business District (CBD) zoning classifications as well as the Downtown and

				Village Center Overlay Districts. The amendment also includes minor housekeeping modification to ensure consistency within the adopted land use table.
2014-004	O150127-027	1/27/2015	Chapter 1710	Amendments related to the use and types of permitted trees and shrubs in residential and commercial uses within Indian Trail.
2015-001	O150414-210	4/14/2015	Chapters 520, 530, 7210 and 1610	Amendments related to breweries, distilleries and wineries requirements in Indian Trail.