

Unified Development Ordinance Revisions and Amendments  
8/1/2017 to 10/5/2020

The following revisions and additions were made to the Uniform Development Ordinance during the above referenced timeframe:

**Adopted May 7, 2018**

Section 6.2.2.A

For wall signs, placard signs, and window signs, the area of the sign shall be the smallest rectangle or set of rectangles that can encompass all letters and logos included in the sign.”

Section 15.5.5.B

In no case, however, shall less than five (5) members or combination of regular members and the alternant members be empowered to make motions or vote on any matter that comes before the Board involving this ordinance.

Section 3.3 Table of Uses

“The SR (Special Requirements) designation is moved up one space in the table to avoid confusion.”

Section 10.2.1.A

All water and sewer service for the Town that is furnished by the City of Salisbury shall have all water and sewer line connection and installation be in accordance with Salisbury-Rowan Utility (SRU) standards and Chapter 25 of the City of Salisbury Code of Ordinances. Water and sewer line connection and installation that connect to other systems shall be governed by those systems’ regulations or by specific rulings made by the Town Planner.

Section 4.2.2.M

All swimming pools shall be enclosed with a fence of at least 4 feet in height. All swimming pools shall be located in the rear yard of the residence.

Section 10.1.3 (footnote)

This cross section may only be utilized if each lot has a minimum of two (2) parking spaces, not including garage spaces. Spaces in the driveway must be long enough that the rear of the parked car does not intrude on the sidewalk if required and provided.

**Adopted June 4, 2018**

(A complete revision to the UDO concerning Electronic Gaming Operations included the following:)

1. ***Electronic Gaming Operations*** needs to be listed as a Conditional Use (C) with Special Restrictions (SR) in the Highway Business District (HB) and Central Business District (CB) zoning classification columns of the Uniform Development Ordinance (UDO) Section 3.3 Permitted Uses Table.

2. The Special Restrictions (SR) would be numbered **4.6.4 Electronic Gaming Use**, and would include the following
  - a. Proximity to *Electronic Gaming Operations*- The establishment, enlargement, reconstruction, resumption or structural alteration of any *electronic gaming operation* shall be prohibited within five hundred (500) feet of another such *electronic gaming operation*.
    - i. Measurement of Distances- Distances of separation in this section will be measured in a straight line from the closest exterior wall of the primary structure of each establishment.
  - b. Proximity to Protected Uses and Protected Districts- The establishment, enlargement, reconstruction, resumption or structural alteration of any *electronic gaming operation* shall be prohibited within two hundred fifty (250) feet of any existing school, kindergarten, religious place of worship, town park, child care establishment, bar, nightclub, or Historic District and shall be prohibited within one hundred (100) feet of any residential structure.
    - i. Measurement of Distances- Distances of separation in this section will be measured in a straight line from the closest exterior wall of the primary structure of each establishment.
  - c. Alcoholic beverages shall not be allowed, sold or consumed on the property, including the parking lot, of any electronic gaming operation.
  - d. Applicant for the Conditional Use Permit and the operator of the electronic gaming operation cannot have been convicted of a felony.
  - e. Hours of operation shall be limited to from 9:00 AM to 2:00 AM, Monday-Sunday.

#### Section 10.1.7

D. Cul-de-sacs will not be allowed in commercial and/or industrial developments unless approved as a Variance by the Zoning Board of Adjustment due to unavoidable site size or topography restrictions. Individual lots in these developments will include adequate interior roads or parking areas to permit any traffic turn-around required by the individual businesses. “No Truck Turn Around” signs will be located at the entrances to the development and “No-Parking” signs will be installed along the interior roads.

### **Adopted September 4, 2018**

#### Section 4.9.1

- A. Bona fide farms located in the extraterritorial jurisdiction are exempt from the standards subject to Section 1.3.2.
- B. Structures for the storage of farm equipment and supplies, maintenance equipment and supplies, livestock, and similar items associated with bona fide farms are permitted subject to the issuance of a zoning permit. Such structures are not subject to the requirements of Section 4.2.2 if the property is greater than one (1) acre, except that they are subject to the accessory structure setbacks for their respective zoning districts and they shall not cover more than 30 percent of the total lot area.
- C. Refer to the Town’s Code of Ordinances, Chapter 5 for regulations pertaining to the keeping of livestock in the Town of Granite Quarry.

### **Adopted January 6, 2020**

#### 10.3.5 Maintenance and Repair of System

- A. Repair and maintenance of any and all components of the stormwater system located on private property shall be the responsibility of the private property owner.
- B. Repair and maintenance of any and all components of the stormwater system located in the right-of-way of a NCDOT maintained street or road will be the responsibility of NCDOT except NCDOT requires that the component shall have been designed and installed per NCDOT standards. If not installed to these standards, the responsibility will fall on the private property owner or the subdivision's homeowner's association if one exists and is designated as the party responsible for repairs and maintenance of the system.
- C. Repair and maintenance of any and all components of the stormwater system located in the right-of-way of a Town maintained street or road will be the responsibility of the Town except the Town requires that the component shall have been designed and installed per NCDOT standards. If not installed to these standards, the responsibility will fall on the private property owner or the subdivision's homeowner's association if one exists and is designated as the party responsible for repairs and maintenance of the system.
- D. Drainage pipes located under driveway connections to the road will be the responsibility of the private property owner regardless of their location in relation to the road right-of-way. Material type and size will meet NCDOT standards.

#### 10.3.6. - Operation and maintenance agreement.

(a) *In general.* Prior to the conveyance or transfer of any lot or building site to be served by a structural BMP (including but not limited to basins, dry ponds, wet ponds, sand filters, bioretention, swales, channels, etc.) pursuant to this and other chapters of the UDO, and prior to the issuance of any permit for development or redevelopment requiring a structural BMP pursuant to this chapter, the applicant or owner of the site must execute an operation and maintenance agreement that shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the structural BMP. In the case of a residential subdivision, a Homeowner's Association shall be established and will ultimately be the responsible party to this agreement. Until the transference of all property, sites, or lots served by the structural BMP, the original owner or applicant shall have primary responsibility for carrying out the provisions of the operation and maintenance agreement.

(b) The operation and maintenance agreement shall require the owner or owners to construct, maintain, repair and, if necessary, reconstruct the structural BMP, and shall state the terms, conditions, and schedule of maintenance for the structural BMP. In addition, it shall grant to Town of Granite Quarry a right of entry in the event that the Town Planner or Engineer has reason to believe it has become necessary to inspect, monitor, maintain, repair, or reconstruct the structural BMP; however, in no case shall the right of entry, of itself, confer an obligation on Town of Granite Quarry to assume responsibility for the structural BMP.

(c) The operation and maintenance agreement must be approved by the Town Planner and Engineer prior to plan approval, and it shall be referenced on the final plat and shall be recorded with the county register of deeds upon final plat approval. A copy of the recorded maintenance agreement shall be given to the Town Planner within fourteen (14) days following its recordation.

(d) For all structural BMPs required pursuant to this and other chapters of the UDO, the required operation and maintenance agreement shall include all the following provisions:

(1) Acknowledgment that the owner or owners shall continuously operate and maintain the stormwater control and management facilities.

(2) Grant to the Town of Granite Quarry a right of entry to inspect, monitor, maintain, repair and reconstruct structural BMPs.

(3) Allow the Town of Granite Quarry to recover from the owner or owner's any and all costs the Town of Granite Quarry expends to maintain or repair the structural BMPs.

(4) A statement that this agreement shall not obligate the Town of Granite Quarry to maintain or repair any structural BMPs, and the Town of Granite Quarry shall not be liable to any person for the condition or operation of structural BMPs.

(5) A statement that this agreement shall not in any way diminish, limit, or restrict the right of the Town of Granite Quarry to enforce any of its ordinances as authorized by law.

(6) A provision indemnifying and holding harmless the Town of Granite Quarry for any costs and injuries arising from or related to the structural BMP, unless the Town of Granite Quarry has agreed in writing to assume the maintenance responsibility for the BMP and has accepted dedication of any and all rights necessary to carry out that maintenance.

**Adopted January 6, 2020**

*Electronic Gaming Operations* needs to be listed as a Conditional Use (C) with Special Restrictions (SR) in the Heavy Industry (HI) zoning classification columns of the Uniform Development Ordinance (UDO) Section 3.3. Permitted Uses Table.

## ORDINANCE NO. 2020-3

### AN ORDINANCE AMENDING TEXT FOR THE OPEN SPACE SECTION OF THE TOWN OF GRANITE QUARRY'S UNIFIED DEVELOPMENT ORDINANCE

#### BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE QUARRY:

**Section 1.** That Section 7.4 be amended as follows:

Revise the following:

7.4

Revise title to, "Open Space and Commonly Owned Property"

C. Revise to, "The owner of dedicated space *and commonly owned property* shall..."

Add the following:

7.4.

H. Homeowners' Associations will be required for any residential subdivision that includes new roads and/or stormwater management and collection systems.

I. Homeowners' Associations will be required for any commercial or residential development where individual properties are privately owned but include commonly owned structures including but not limited to parking lots, lighting systems, irrigations systems, entrance signs, cluster mailboxes, etc.

J. Manufactured Home Communities (See Section 4.2.7) where lots are sold for individually owned manufactured homes are required to have a homeowners' association for maintenance of all common areas and property.

K. Multi-Family Home Developments (See Section 4.2.10), where individual units are sold by developers to private property owners, are required to have a homeowner's association for maintenance of all common areas and property including the exterior structure and finishes of multiple unit buildings.

Also revise the following adding:

Section 4.2.8

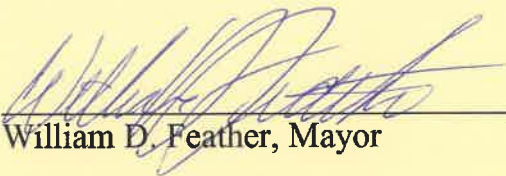
G.1. See Section 7.4.J concerning homeowners' association requirements

Section 4.2.10

D. See Section 7.4.I concerning homeowners' association requirements

**Section 2.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict, and that this ordinance shall be effective from the date of its passage.

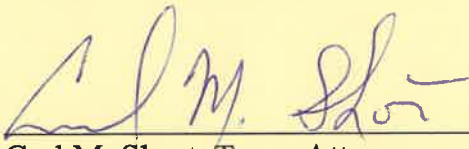
*Adopted this 3<sup>rd</sup> day of February, 2020.*

  
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William D. Feather, Mayor

**ATTEST:**

  
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Aubrey Smith, Interim Town Clerk

**APPROVED AS TO FORM:**

  
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Carl M. Short, Town Attorney



## ORDINANCE NO. 2020-10

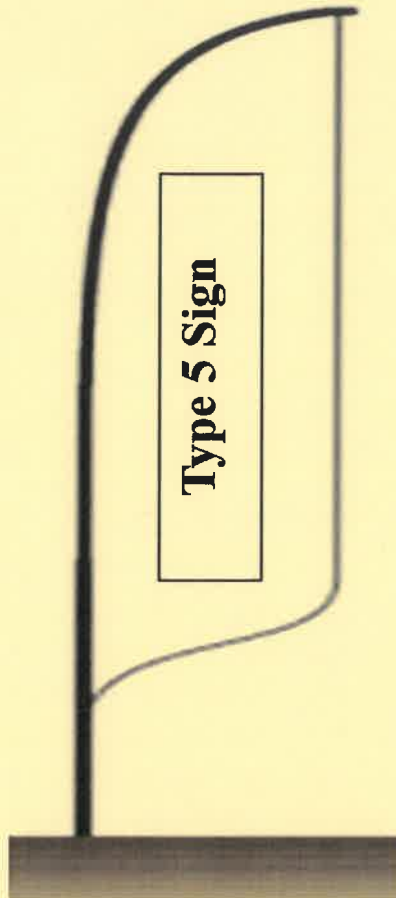
### AN ORDINANCE AMENDING TEXT FOR THE SIGNS SECTION OF THE TOWN OF GRANITE QUARRY'S UNIFIED DEVELOPMENT ORDINANCE

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE QUARRY:**

**Section 1.** That Chapter 6 of the Unified Development Ordinance is hereby amended to read as follows:

- 1) That Table 6.1 of the Unified Development Ordinance is hereby amended to read as follows: *Add Column for Type 5 signs to Table 6.1 as shown and show Type 5 sign in Figure 6.1.*

Criteria	Type 5
Zoning District	Any District
Registration Required	Yes
Land Use	<ul style="list-style-type: none"><li>• Properties of greater than 1 acre for which there is a valid building permit</li><li>• Retail Use Group</li><li>• Civic and Government Use Group</li><li>• Institutional Use Group</li><li>• Office and Service Use Group</li></ul>
Max. Size <sup>1</sup> (square feet)	24
Max. Height (feet)	12
Number Permitted <sup>2</sup>	1 per 50 feet of road frontage Up to a maximum of 6 signs per property
Max. Duration	1 year or following the issuance of a new Certificate of Occupancy <sup>3</sup>
Mounting	Supported by a single post or pole securely anchored to ground
Material	Flexible
Other	




- 2) That the Unified Development Ordinance is hereby amended by adding a section, to be numbered 6.1.C.6 which such section reads as follows: *“Type-1 signs used by property owners or realtors advertising the sale of property where the sign is posted are allowed in all zoning classifications. Size and other limitations remain as stated in Table 6.1”*
- 3) That the Unified Development Ordinance is hereby amended by adding a section, to be numbered 6.2.C.6 which such section reads as follows: *“A change in sign face or lettering indicating a change in business will be considered as a new sign requiring issuance of a new permit. Changes in language or lettering that are made for the existing tenant shall be considered as normal maintenance and must be reviewed for appropriateness by the Town Planner or his designee but will not require a permit. Per Section 13.9, non-conforming sign structures may remain in use if only the face or lettering is being changed.”*
- 4) That Table 6.1 of the Unified Development Ordinance is hereby amended to read as follows: in Land Use row of Type 3 signs, change “Residential Use Group...” to “Residential and Commercial Use Group...” In Other row of Type 3 signs change language to say, “One Type 3 sign may be displayed on a parcel that contains a permanent freestanding sign.”




**Section 2.** All ordinances in conflict herewith are repealed to the extent of any such conflict.

**Section 3.** This ordinance is effective on the 5<sup>th</sup> day of October 2020.

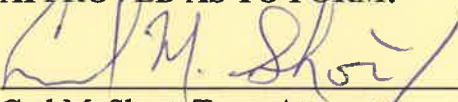


  
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William D. Feather, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Aubrey Smith, Town Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Carl M. Short, Town Attorney

**ORDINANCE NO. 2020-11**

**AN ORDINANCE AMENDING TEXT FOR THE POOL FENCES SECTION  
OF THE TOWN OF GRANITE QUARRY'S  
UNIFIED DEVELOPMENT ORDINANCE**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE QUARRY:**

**Section 1.** That Section 4.2.2 of the Unified Development Ordinance is hereby amended to read as follows:

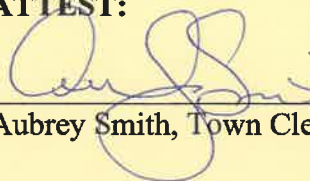
All outdoor swimming pools, including in-ground, above-ground or on-ground pools, hot tubs or spas shall be surrounded by an enclosure which shall comply with the following:

- (1) The purpose of the enclosure is to prevent unauthorized access by children and pets so as to prevent accidents such as drowning.
- (2) The top of the barrier or fence shall be at least 48 inches above the ground.
- (3) The enclosure may include the use, in addition to fencing and/or walls, building structures such as the house, garage or outbuildings as long as the pool is completely enclosed and secured from unauthorized access.
- (4) Fencing material shall have a minimum opening of four inches and shall not be more than two inches above the ground.
- (5) Fencing material shall be of a durable material usually used for fencing, and shall be installed in a way as to be strong enough to prevent access by children or pets. Materials and setbacks will be in compliance with Section 8.4.2 of the UDO.
- (6) Access gates shall open outward, be designed for automatic closure and shall include child-proof latching devices on the inside of the gate.
- (7) Pool and enclosure shall be installed and operated per NC Building Code Section AV105.2

**Section 2.** All ordinances in conflict herewith are repealed to the extent of any such conflict.

**Section 3.** This ordinance is effective on the 5<sup>th</sup> day of October 2020.

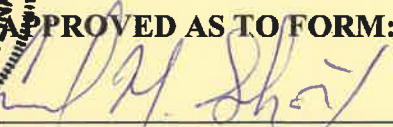
**ATTEST:**

  
Aubrey Smith, Town Clerk



  
William D. Feather, Mayor

**APPROVED AS TO FORM:**

  
Carl M. Short, Town Attorney