

Uniform Development Ordinance Revisions and Amendments
8/1/2017 to 9/4/2018

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.