

## **SUMMARY OF RECOMMENDED CHANGES TO THE SILER CITY UDO April 12, 2026**

Town Planning staff, an appointed Steering Committee, and the consulting firm Municipal Services Inc. Recommend these changes to the Siler City UDO.

### **Overall**

- Reorganized the structure of the UDO for easier reading and reference. As an example, requirements for screening dumpsters from residential areas was in the Utilities article with water and sewer requirements.

### **Chapter 1 General Provisions. This chapter includes Legal provisions, reference to adopted plans such as the Land Use Plan, rules for interpretation, conflicting provisions.**

- Added new section Adopted Plans and Studies to comply with statute
- Added new section “Rules of Construction” to consolidate and clarify measurements, computation, conflicting language, meaning of words.
- Added statement that reminds the reader to look for requirements. “All development within the zoning jurisdiction of the Town of Siler City must meet the requirements of this Ordinance, including but not limited to this Chapter; Chapter XX, Standards Applicable to all Uses; and Chapter XX, 7 Standards Applicable to Particular Uses.”

### **Chapter 2 Administration. This chapter describes the makeup, responsibilities and authority of Board of Commissioners, Planning Board, Board of Adjustment, and Technical Review Committee. It also describes staff responsibilities and authority. The Administrative Chapter describes the various review and approval authorities and how they conduct business. Chapter 4 is the processes that various authorities are responsible for, with a matrix of application vs. authority.**

- Created Zoning Administrator to align with statutory language and regulation.
- Created TRC
- Delete section Article 3 Part II Chapter 29 (a) (3) that sets 5 members of Board of Adjustment since membership is the same as the Planning Board.
- Add powers and duties of Board of Commissioners
- Remove section 28 Advisory Committees from Planning Board administrative mechanisms. It could dilute the responsibilities of this small group to assign them committees. The Planning Director should coordinate with subject matter experts, inviting them to Planning Board meetings as guests when and if appropriate.
- Moved Development Agreements, Vested Rights, Permit Choice from admin to procedures. Moved fees from admin to procedures
- Moved quasi-judicial proceedings out of board of adjustment section into procedures

### **Chapter 3 Enforcement. This chapter describes what constitutes a violation, enforcement procedures and remedies**

- Replaced with clearer language for what constitutes a violation.
- Re-wrote civil penalties from \$100/day to: \$100.00/day per day for the first ten (10) days, \$250.00/day starting day 11, and \$500.00/day starting day 21. Each day of noncompliance is a separate violation.

**Chapter 4 Procedures. This chapter describes the review and approval processes for all types of development approvals.** (Alternately, Chapter 2 describes the various review and approval authorities and how they conduct business)

- Moved zoning amendment procedures from existing Article XX.
- Added a requirement for a Neighborhood Meeting prior to rezoning applications.
- Re-wrote this chapter for statutory compliance, simplification, and ease of understanding. Example: Processes for special use permits and zoning permits were in the same section but special use permits require quasi-judicial proceedings.
- Added section that clarifies which permits are not required
- Added section on performance guarantees to apply to all development and require guarantees for landscaping add completeness review for application submittals
- Added section for criteria to apply for deciding conditions. Include criteria for conditions meeting G.S. 160D-703.
- Added generalized Transportation Analysis to be done at the time of rezoning. Detailed Transportation Impact Analysis is to be done for each phase of site plan application.
- Added more detail to modifications section, separated dimensional modification from modifications to approved development
- Moved language related to land use from Article XV (Utilities)

**Chapter 5 Zoning. This chapter establishes and describes zoning districts and dimensional standards for lots**

- Removed limit of 40% impervious coverage for single family detached lots in residential districts. Watershed rules will still apply.

#### Dimensional Requirements

- Reduced minimum lot widths to allow more flexibility without changing minimum lot sizes. Removed minimum lot size from the G-C district in favor of regulating building size.
- Removed requirement to increase lot sizes for 2-family dwellings.
- Reduced R-20 lot width from 100' to 80' to differentiate from AR
- Reduced R-10 lot width from 80' to 60' to differentiate from AR
- A-R and R-20 setback is 30', all other residential setbacks now 20'
- Expanded cluster development section and removed minimum lots sizes and setback to allow for the flexibility to create true cluster subdivisions.
- Consolidated dimensional requirements into a single table.
- Removed separate alternative setback language in place of an average setback provision applicable to all districts.
- Added placeholder for Hwy 64 Overlay District
- Removed Landfill as a district (LF-1). There are no such districts. Add it as a use with standards.
- Removed individual PUD districts and replaced with process for any PUD. Too many restrictions will limit flexibility.
- Created and added new map for the DSCD.

- Removed 175 since administrative modifications are allowed up to 10% for density, other provisions will be covered under other sections eg Chapter 6 for open space:

**Chapter 6 Standards for All Uses. This chapter includes standards for signage, landscaping, parking, lighting, nonresidential design standards, utility standards. These standards apply to all uses in all zoning districts.**

- Added lighting standards
- Added standards for pervious paving

**Signs**

- Removed specialized language for the Alston Bridge Road Business Directory sign. This sign should be regulated by the requirement for a sign permit. Removed Language for “Certified Site Sign”. Added separate category for signs in the O-I district with greater than 10 acres in size and over 500 feet of road frontage. Maximum sign area is 200 SF.
- Changed maximum area for signs that are currently limited to 16 SF:
  - Directional signs and town gateway signs proclaiming noncommercial messages do not require a permit (all directional and incidental signs are changed to a maximum area of 8 SF) and do not require a permit
  - Hospitals, clinics, (nursing care, intermediate care, handicapped care, infirmary care, child care, and mentally ill institutions), physician offices, dentist offices, and other medical treatment facilities directional signs (based on zoning district instead of use: O-I, G-C, H-C: 110 SF)
  - Individual projecting wall signs
  - Shopping Center, Mall, and Unified Business Establishment Sign (The signs shall not exceed four (4) square feet in the C-C zone, and sixteen (16) square feet in the H-C, G-C, and O-I zone. (based on zoning district instead of use: C-C: 40SF, O-I, G-C, H-C: 110 SF)
- Billboards – to have or not to have? Committee decision to follow existing regulation prohibiting billboards.
- Removed permit requirement for murals that are not signs. Murals with commercial content will require a permit for the portion that contains the content.
- Combined/removed some of the current sign categories to make them more readable.
- Simplified the maximum freestanding sign area to 40 sf (A-R, R-20, R-10, R-6, R-3, R-MH, C-C, and B-1), 110 sf (L-I, H-I), and 110 sf except that sites greater than five (5) acres in size with at least 400 feet of road frontage on a minor or major thoroughfare may have a maximum area of 150 square feet per sign face (O-I, G-C, and H-C)
- Removed zoning permit requirement for restaurant menu boards. Sidewalk signs still require a permit.
- Removed current provision that signs set back from a major road by 200' or more get a 10% increase in area, plus 10% for each additional 50' of setback after that, up to 100'. Replaced with a rule that any freestanding sign in a commercial district on a site of 5 acres or more with 400' of frontage could have 150sf per sign.

**Parking and Drives**

- Removed parking requirements from the C-C (Central Business) district to support walkability and on-street parking. New projects downtown will provide parking to meet market demand.
- Revised parking lot landscaping standards to make them clearer to understand
- Changed parking requirements to “recommendations” in light of HB765 which would eliminate the ability of local government to regulate parking outside of ADA. Development will be reviewed by the TRC in light of what is reasonable rather than a specific standard.
- Simplified off-site parking and allowed residential uses and convenience stores to use an off-site parking allowance: Off-site parking shall be located within walking distance to the facility it serves, via a sidewalk or all-weather surface, except that satellite parking with shuttle service shall be exempt from this requirement.
- Replaced separate Siler City ADA parking calculation table with reference to the State Building code.
- Removed existing parking table and replaced with a version more in line with their existing UDO.
- Added bike parking requirements for commercial development.
- Added new section “Pedestrian Walkways Within Parking Areas”
- Added option for pervious pavers, with language to exempt certain uses and intensities from paved parking.
- Added requirements for temporary parking for special events (added to use standards).
- Added regulation for drive-through stacking lanes
- Added cross-access requirements
- Added loading and unloading area regulations with table of thresholds by use

### **Landscaping**

- Used performance guarantees instead of complicated language about when to install landscaping buffers for undeveloped subdivisions.
- Modified bufferyard composition requirements for clarity. There are still three bufferyard types with descriptors that will help with alternate landscaping plans.
- Rewrote section on tree preservation to support voluntary preservation of existing trees rather than mandatory.
- Added streetyard standards (as opposed to bufferyards along the street) to soften land uses without hiding them.
- Added screening requirements for dumpsters, outdoor storage areas.
- Replaced tree species list with reference to NC State University expertise
- Replaced street buffer requirements with streetyard requirements to soften development rather than hide it.
- Based landscape buffers on zoning district rather than specific land uses. Categorized districts into single family residential, multifamily, low intensity commercial, high intensity commercial and industrial with buffer requirements based on adjacency of categories.
- Removed buffer requirement between high and low intensity commercial districts. This will be covered by using districts to establish buffer requirements. Buffers, parking lot landscaping, street yard trees, new design standards, cross access, pedestrian and bike friendly, interior drives will prevent situations where a big-box

store steals charm from locating next to a local business. Development will be more cohesive if blended rather than separated.

### **Open space**

- Based multi-family open space requirements on number of units and type of open space appropriate to this type of development.
- Replaced minipark standards with passive, active, and urban open space requirements.
- Increased open space requirement from 5%, to 10% (R-3, B-1, G-C, and H-C) or 20% (cluster developments in the A-R, R-20, R-10, R-6, and R-MH) “of the total land area....preserved and dedicated as open space”.
- Added Nonresidential and Multi-family design standards for all but Industrial districts. These will apply to overlays until a more detailed overlay regulations are written for downtown, and/or Hwy 64.

### **Utilities**

- Subsection 6.7 Utility and Infrastructure Standards will refer to the Sanford regulations for water and sewer.

## **Chapter 7 Use Specific Development Standards. This chapter lists uses permitted in each zoning district and additional standards for some uses.**

- Consolidated all regulation related to land use in this chapter. Moved permitted use table from zoning to here.

### Permitted Use Table

- Listed all zoning districts in a single table
- Simplified the language to focus more on land use and building type.
- Distinguished uses as permitted by right or permitted with a special use permit to align with statute. Approval authorities are distinguished in the procedures chapter with categories of intensity such as zoning approval, major vs. minor subdivision, major vs. minor site plan.
- Added Duplex, Townhome, Bungalow Court, Pocket Neighborhood with standards.
- Added Mixed-Occupancy use
- Added Amusement Facility, Indoors
- Removed Planned Residential Development in favor of using PUD districts
- Apply the use Mixed Occupancy to allow residential uses in a greater variety of districts.

### Specific Uses

- Added standards and definition for data centers
- Added a requirement for temporary dwellings to be removed within 60 days of the principal dwelling becoming habitable.
- Changed the maximum size of an ADU from to 1,000 SF to 1,500 SF to align with common practices.
- Changed meaning of temporary RV from 90 days to 180 days to align with current county practices.

- Added table of Supplementary Standards for Multifamily Dwellings to nuance the scale of multifamily development in each zoning district, ensuring its context sensitivity and therefore allowing multifamily to be compatible in more districts. Used 10' per story plus 10' for roof for as a standard for building height. Based densities on transect zoning principles.
- Removed requirement for the front of a manufactured dwelling to parallel the street on lots less than 1 acre in size.
- Limited convenience stores to 4,000 square feet of gross floor area.
- Removed Minor and Major utility station as separate uses. Minor utility station is addressed in Chapter 6 standards applicable to all uses.
- Removed section on junked vehicles from residential standards. Already included in general municipal code
- Airport: Removed specific setback requirements. Reduced the separation distance from 500 to 300 and used the term "residential uses" instead of "residentially zoned properties."
- Single Family Residential parking standards: These standards have not been revised, however the concept is under discussion with recently contracted enforcement services.
- Vehicle Towing and Storage Lot: Added regulation that no storage area shall be permitted within 100 feet of any residentially zoned property for.

**Chapter 8 Subdivisions. This chapter includes regulations for the design of subdivision lots and streets, approval processes, procedures for final acceptance, and homeowners' associations.**

- Re-wrote requirements for road access and added an option for flag lots.
- Added language and criteria for continuation of streets
- Replaced clearcutting regulations with simpler: Clearcutting within any development or on any vacant parcel larger than one (1) acre in size shall be prohibited in accordance with Section XX [chapter 6, clearcutting provisions].
- Strengthened language for required improvements prior to acceptance of final plat

**Chapter 9 Nonconforming Situations. This chapter describes what constitutes a nonconformity for lots, uses and structures. When is nonconformity legal (grandfathered).**

- Re-wrote this chapter for clarity and simplification
- Eliminated provisions for non-contributing property owner

**Chapter 11 Definitions**

- Added several missing definitions to align with new uses with standards, and with changes in other chapters. We deleted a few definitions that are no longer relevant as a result of changes made in other chapters.
- Changed the definition of Gross Floor Area to exclude storage and mechanical rooms and elevator shafts.
- Added definition for NPDES Phase II Stormwater Program
- Changed definition of nonconforming use to align with Chapter 10
- Changed definition of development to align with NC160D

## **Appendices - Consolidated current appendices into 4 new appendices with better organization**

- Appendix A Information Required With Application
  - Add all plan types listed in Chapter 4, Procedures and Incorporate as new Appendix A
- Appendix B Development Approvals
  - This appendix concerns development agreements and has been incorporated into Article 4 Procedures. Updated definitions to comply with statute.
- Appendix C Specifications for Street Design and Construction
  - Incorporated into new Appendix C Design Guidelines
- Previous appendices and addendums:

### Appendix E Guide for Landscaping

- Now included as part of Chapter 6

### Appendix F Sexually Oriented Businesses, Appendix G Landfill Ordinance, and Appendix I Manufactured Home Park Ordinance

- F, G, and I now incorporated into Chapter 7 Use Standards as uses

### Appendix H Watershed Protection Ordinance and Appendix K Flood Damage Ordinance

- Now incorporated into a new Chapter 11, Water Management

### Appendix J Permit Choice and Vested Rights Ordinance

- Now incorporated into Chapter 4, Procedures

### Appendix L Traffic Impact Analysis

- Now included as new Appendix B

### Addendum – Town of Siler City Utilities Extension Policy

- Parts now incorporated into Chapter 6 Development Standards
- The UDO will refer to TriRiver regional utility for specifications

## **New Chapter 11 – Water Management**

- Added several definitions and changed others to align with the UDO
- Increased the civil penalty for violations from \$100 to \$250.
- Changed the Watershed Review Board from Planning Board to Technical Review Committee and assigned duties.
- Deleted the requirement for a separate Watershed Occupancy Permit.
- Deleted the subdivision regulations as they are already included in Chapter 8. Chapter 8 refers to this chapter.
- Added separate provisions for riparian buffers in high- vs low-density development.

- Added a provision for Vegetated Setbacks vs Riparian Buffers for high-density development.
- Added 50' vegetated setback requirements for high-density development along intermittent streams.
- Reduced the riparian buffer requirement from 100 to 50 feet for low-density development.