

**AN ORDINANCE CONCERNING REMEDIES AND ENFORCEMENT POWERS
AMENDING CHAPTER 7150, SECTION 7150.010 (TABLE 700-2) AND CHAPTER 560, SECTION
560.010, (TABLE 500-4) OF THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF INDIAN TRAIL.**

WHEREAS, Chapter 160D and Article 8 of Chapter 160A of the North Carolina General Statutes, N.C.G.S. 160A-174, et seq., delegates to municipalities the authority to exercise the general police power; and

WHEREAS, the Town Council of the Town of Indian Trail finds that it is in the public interest to amend **Chapter 7150, Section 7150.010 (Table 700-2)**, and **Chapter 560, Section 560.010 (Table 500-4)** of the Town’s Unified Development Ordinance to provide more specificity as to the methods for enforcing such ordinance; and

WHEREAS, the Town Council of the Town of Indian Trail, after due notice, conducted a public hearing on the 8th day of March 2022 upon the question of amending the Unified Development Ordinance in this respect.

THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN TRAIL, NORTH CAROLINA:

SECTION ONE. Chapter 7150, Section 7150.010 (Table 700-2) of the Unified Development Ordinance of the Town of Indian Trail is hereby amended as follows:

7150.010

The minimum lot size shall be two (2) acres in size, and subject to the following Table:

Table 700-2: Retail and Wholesale Vehicle Sales and Rental Uses:

Type of Vehicle Sales and Rental Use	Use Regulation/Permitted
Automobile, Boat, Motorcycle, and RV Sales and Rentals – Stand-Alone Sales Lot	Permitted By-Right in districts indicated per Section 560.010 Table of Permitted Uses
Automobile, Boat, Motorcycle, and RV Sales and Rentals – Multi-Tenant Structure	Conditional Zoning, per Section 560.010 Table of Permitted Uses and Chapter 330 Conditional Zoning
Wholesale Sales - Office Only (No Vehicle Display or Storage)	Exempted from this Chapter; allowed where permitted in Section 560.010 Table of Permitted Uses

SECTION TWO. Chapter 560, Section 560.010 (Table 500-4) of the Unified Development Ordinance of the Town of Indian Trail is hereby amended as follows:

Use Category	Use Type	Residential Districts							Business / Office / Village Center Overlay / Downtown Overlay / Institutional Districts							Industrial Districts			Use Specific Standards	Land Use Group
		RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR	CBD	NBD	GBD	RBD	O-VCD	O-DD	I	L-I	H-I			
Vehicle Sales and Rentals	Automobile, Boat, Motorcycle, and RV Sales and Rentals	-	-	-	-	-	-	-	-	-	P	P	P*	-	-	P*	-	See Chapter 715060. Vehicle Sales Lots. * No sales lot or outdoor storage	2	
	Wholesale Vehicle Sales	-	-	-	-	-	-	-	P	P	P	P	P*	P	P	P*	-	See Chapter 715060. Vehicle Sales	2	
Vehicle Services	Auto Customizing/Detailing	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	-		2	
	Motor Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	P	C*	-	-	P	P	Permitted outright for buildings in	2	
	Motor Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	P	P	C*	-	-	P	P	Permitted outright if located within industrial base district.	2	

SECTION THREE. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

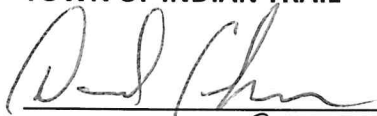
SECTION FOUR. If any section, subsection, paragraph, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION FIVE. The enactment of this ordinance shall in no way affect the running of any amortization provisions or enforcement actions, or otherwise cure any existing violations.

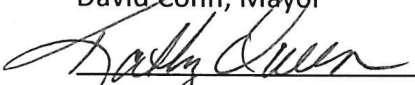
SECTION SIX. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 8th day of March 2022.

TOWN OF INDIAN TRAIL



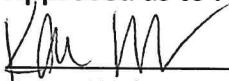
David Cohn, Mayor



Kathy Queen, Town Clerk



Approved as to Form:



Karen Wolter, Town Attorney