

**TOWN OF SILER CITY
ORDINANCE 2022 UDO OVERFLOW PARKING DEFINITION**

**AN ORDINANCE AMENDING ARTICLE II (BASIC DEFINITION AND
INTERPRETATIONS) OF THE TOWN OF SILER CITY UNIFIED DEVELOPMENT
ORDINANCE (UDO)**

NOW THEREFORE, be it ordained by the Board of Commissioners of the Town of Siler City, in the State of North Carolina, as follows:

SECTION 1: **AMENDMENT** "18 Definitions" of the Town of Siler City Unified Development Ordinance (UDO) is hereby *amended* as follows:

AMENDMENT

18 Definitions

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this Ordinance.

- (a) **Abandonment.** To cease or discontinue a use or activity without intent to resume, but excluding temporary or short term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.
- (b) **Abutting.** Having a common border with, or being separated from such a common border by a right-of-way, alley or easement.
- (c) **Accessory Structure.** A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.
- (d) **Accessory Use.** A use incidental to, and on the same lot as, a principal use.
- (e) **Administrative decision.** Decisions made in the implementation, administration, or enforcement of development regulations that involves the determination of facts and the application of objective standards set forth in Chapter 160D or Town development regulations. These are sometimes referred to as "ministerial" decisions or "administrative determinations.
- (f) **Administrative hearing.** A proceeding to gather facts needed to make an administrative decision.
- (g) **Alley.** A public or private way permanently reserved as a secondary means of access to abutting property
- (h) **Alteration.** Any change, addition, or modification in construction or occupancy of an existing structure.
- (i) **Applicant.** See "Developer".

- (by) **Lot depth.** The average horizontal distance between the front and rear lot lines.
- (bz) **Lot, flag.** Lots or parcels that the town has approved with less frontage on a public street than is normally required. The panhandle is an access corridor to lots or parcels located behind lots or parcels with normally required street frontage.
- (ca) **Lot line.** A line dividing one lot from another lot or from a street or alley.
- (cb) **Lot substandard.** A lot or parcel of land that has less than the required minimum area or width as established by the zone in which it is located and provide that such lot or parcel was of record as a legally created lot on the effective date of this ordinance.
- (cc) **Manager.** See "Operator"
- (cd) **Manufactured Home Skirting.** The enclosure of the perimeter of a manufactured home.
- (ce) **Manufactured Home Space.** A plot of land within a manufactured home park rental community designed for the accommodation of a single manufactured home.
- (cf) **Manufactured Home Stand.** That portion of the manufactured home space designed for and used as the area occupied by the manufactured home.
- (cg) **Masonry.** The building of structures from individual units, which are often laid in and bound together by mortar; the term masonry can also refer to the units themselves. The common materials of masonry construction are brick, building stone such as marble, granite, travertine, and limestone, cast stone, concrete block, glass block, and adobe. Masonry is generally a highly durable form of construction. However, the materials used, the quality of the mortar and workmanship, and the pattern in which the units are assembled can substantially affect the durability of the overall masonry construction. A person who constructs masonry is called a mason or bricklayer.
- (ch) **Mobile Home Skirting.** The enclosure of the perimeter of a mobile home.
- (ci) **Mobile Home Space.** A plot of land within a mobile home park rental community designed for the accommodation of a single mobile home.
- (cj) **Mobile Home Stand.** That portion of the mobile home space designed for and used as the area occupied by the mobile home.
- (ck) **Motor Vehicle or Vehicle.** All machines designed or intended to travel over land by self-propulsion or while attached to any self-propelled vehicle. This term includes but is not limited to: automobiles, motorcycles, scooters, trucks, tractor trailers, dump trucks, farm tractor, utility trailers, boat trailers, and recreational vehicles.
- (cl) **Multi-phased development.** A development containing twenty-five (25) acres or more that is both of the following:
 - (1) Submitted for development permit approval to occur in more than one (1) phase.
 - (2) Subject to a master development plan with committed elements showing the type and intensity of use of each phase.
- (cm) **Operator/Manager.** The individual that is responsible for the daily operations of a use.
- (cn) **Overflow Parking.**
 - (1) Off-street parking that is in excess of the minimum parking requirement.
 - (2) Parking area used when the primary parking lot is full.
- (co) **Parcel.** A continuous quantity of land in the possession of or owned by, or recorded as the property of, the same person or persons.

REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

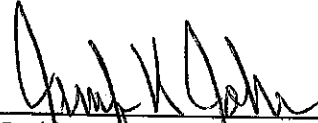
PASSED AND ADOPTED BY THE TOWN OF SILER CITY BOARD OF COMMISSIONERS April 18, 2022.

Presiding Officer



Thomas K. Price III, Mayor Pro Tempore, Town of Siler City

Attest



Jennifer K. Johnson, Town Clerk Town of Siler City

