

TOWN OF SILER CITY
ORDINANCE 2022 UDO MANUFACTURED HOME PARK DEFINITION
AN ORDINANCE AMENDING ARTICLE X (PERMISSIBLE USES) 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** "136 Uses Defined" of the Town of Siler City Unified Development Ordinance (UDO) is hereby *amended* as follows:

AMENDMENT

136 Uses Defined

- (a) **Agricultural Use.** The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce; provided however, that the operation of such accessory uses shall be secondary to that of normal agricultural activities.
- (b) **Airplane Hangar.** A building used for storage of aircraft, the location of which is either on municipal airport property or property adjoining a municipal airport. This use shall be permitted in accordance with the Table of permissible Uses provided an "Agreement Regarding Airport Access", allowing access to Town property, runways and taxiways, has been fully executed.
- (c) **Antenna.** Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.
- (d) **Automobile Graveyard.** Any establishment or place of business which is maintained, used, or operated for storing, keeping, buying or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts. Any establishment or place of business upon which six (6) or more unlicensed, used motor vehicles which cannot be operated under their own power are kept or stored for a period of fifteen (15) days or more.
- (e) **Bar (Night Clubs).** A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing is permitted.
- (f) **Beauty salon.** An establishment dealing with cosmetic treatments (hair, skin, health, feet, nails, etc.) for men and women.
- (g) **Billiard & Pool Halls.**
 - (1) An establishment that has three (3) or more billiard tables on site available for use by patrons of said establishment, or occupying more than fifty (50) percent of the gross floor area of an establishment.

than sixteen (16) feet wide and is composed of more than one (1) component.

- (an) **Manufactured Home Park.** A parcel (or continuous parcels) of land that contains two (2) or more manufactured homes and also may include homes that are constructed with the standards set forth in the North Carolina Building Code.

(1)

- (ao) **Manufactured Home Park Rental Community** – Any site or tract of land where land rental and specified services (water and sewer) are provided for manufactured homes.
- (ap) **Manufactured Home, Single Wide.** A Class A manufactured home that is sixteen (16) feet wide or less.
- (aq) **Mobile Food Unit.** A motor vehicle, pushcart or any mobile apparatus in which, out of which, or from which food and beverage preparation is conducted, stored, sold, and consumed.
- (ar) **Mobile Vending Unit (MVU), Temporary Use.** Locations in which licensed motor vehicles, pushcart or any mobile apparatus are parked on a lot as a structure in which, out of which, or from which any goods and merchandise are sold or stored, any services are performed, or other business is conducted including prepare and/or offer for sell and/or consumption of food and beverage. This definition shall include, but is not limited to, itinerant merchants, mobile food units, mobile vending vehicle, peddlers, and transient vendors. This definition also includes, but is not limited to:
- (1) sale of items by a nonprofit charitable, educational, religious, scientific, or civic organization; and
 - (2) sale of farm products, nursery products, crafts, goods, printed material, wood for fuel, ice, seafood, meat, poultry, livestock, eggs, dairy products, bread, cake, pies, or own household property by an itinerant merchant, peddler, or transient vendor.

A MVU shall not:

- (1) Be connected to on site water, sewer, gas, electrical, phone, or cable hookups; or
 - (2) locate structures, buildings, or tables on site for more than one day.
- (as) **Mobile Vending Vehicle.** Shall include, but not limited to, any motor vehicle, truck, car, trailer, cart, wagon, conveyance, table, or structure not permanently fixed to a permanent foundation and which may be moved under its own power, pushed, or pulled by hand, towed by a motor vehicle, wheelchair, motorcycle, bicycle, or other mobile device, or carried upon or in a motor vehicle or trailer.
- (at) **Modular Home.** A dwelling unit constructed in accordance with the standards set forth in the North Carolina State building code applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two (2) sections transported to the site in a manner similar to a manufactured home (except that the modular home meets the North Carolina State Building Code applicable to site-built homes), or a series of panels or room sections transported on a truck and erected or joined together on the site.

for reasons associated with the purpose of the utility in question, be located in or near the neighborhood where such facilities are proposed to be located.

- (cs) **Wholesale Sales.** On-premises sales of goods primarily to customers engaged in the business of reselling the goods.
- (ct) **Yard Sale.** A display and sale from a residence or residential property of personal property which has been owned or previously used. The term "yard sale" or "garage sale" does not include the mere incidental sale of one (1) or two (2) items of personal property when such sale is not part of a general sale of a number of items of personal property.


Amended November 18, 1998, January 2, 2001, March 1, 2004, May 3, 2004, June 7, 2004, December 15, 2008, October 15, 2012, June 17, 2013, August 18, 2014, September 15, 2014, December 21, 2015, February 15, 2016, June 20, 2016, August 15, 2016, September 19, 2016, October 17, 2016, January 17, 2017, June 19, 2017, August 21, 2017, October 2, 2017, April May 21, 2018, February 4, 2019, March 18, 2019, January 21, 2020, January 21, 2021

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


 Jenifer K. Johnson, Town Clerk of Siler City

