

**TOWN OF SILER CITY
ORDINANCE UDO 2022 PLANNED UNIT DEVELOPMENT**

**AN ORDINANCE AMENDING ARTICLE XI (SUPPLEMENTARY USE
REGULATIONS) 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** “149 Planned Unit Developments” of the Town of Siler City Unified Development Ordinance (UDO) is hereby *amended* as follows:

A M E N D M E N T

149 Planned Unit Developments

- (a) In a planned unit development, the developer may make use of the land for any purpose authorized in a particular PUD zoning district in which the land is located, subject to the provisions of this ordinance. §128 describes the various types of PUD zoning districts.
- (b) Within any lot developed as a planned unit development, not more than fifty percent (50%) of the total lot area may be developed for higher density residential purposes (R-6 or R-3, as applicable), not more than twenty percent (20%) of the total lot area may be developed for purposes that are permissible only in a C-C, B-1, and O-I, zoning district and not more than ten percent (10%) of the total lot area may be developed for uses permissible only in the L-I zoning district (assuming the PUD zoning district allows such uses at all).
- (c) The plans for the proposed planned unit development shall indicate the particular portions of the lot that the developer intends to develop for higher density residential purposes, lower density residential purposes, purposes permissible in a commercial district (as applicable, and purposes permissible only in an L-I district (as applicable). For purposes of determining the substantive regulations that apply to the planned unit development, each portion of the lot so designated shall then be treated as if it were a separate district, zoned to permit, respectively, higher density residential (R-3 or R-6), lower density residential (R-20 or R-10), commercial or L-I uses. However, only one permit, a planned unit development permit, shall be issued for the entire development.
- (d) The nonresidential portions of any planned unit development may not be occupied until ~~eighty-two~~ percent (~~82~~20%) of the residential portions of the development are completed or their completion is assured by and of the mechanisms provided in Article IV to guarantee completion. The purpose and intent of this provision is to ensure that the planned unit development procedure is not used, intentionally or unintentionally, to create nonresidential uses in areas generally zoned for residential uses except as part of

integrate and well-planned, primarily residential development.

Amended October 2, 2000 and August 18, 2014

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

Attest

Jenifer K. Johnson
Jenifer K. Johnson, Town Clerk Town of Siler City

