

**TOWN OF SILER CITY
ORDINANCE 2022 UDO AMEND ACCESS TO LOTS**

**AN ORDINANCE AMENDING ARTICLE XIV (STREETS AND SIDEWALKS) 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 "194 Access To Lots" of the Town of Siler City Unified Development Ordinance (UDO) is hereby *amended* as follows:

AMENDMENT

194 Access To Lots

- (a) Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.
- (b) All lots within the zoning jurisdiction of the town (with the exception of §194(c)) shall access a state or town maintained street directly with the exception of private developments where street maintenance will remain in private ownership. Streets within private developments however shall be paved and constructed to either state or town standards and approved by a certified engineer of the State of North Carolina.
- (c) Exceptions.
 - (1) Three (3) subdivision lots developed for single-family residential purposes may be allowed within the extraterritorial jurisdiction (ETJ) provided every lot has frontage on a perpetual easement/private drive not less than thirty (30) feet in width that meets a state maintained road. If the lots are located more than one and one-half (1.5) mile from the Town of Siler City corporate limits, then four (4) subdivision lots maybe developed for single-family residential purposes within the ETJ provided every lot has frontage on a perpetual easement/private drive not less than thirty (30) feet in width that meets a state maintained road.
 - a. This easement/drive must have a twelve (12) feet traversable roadway with adequate graveling and otherwise sufficient to allow reasonable access for emergency vehicles as outlined in §194(a) above.
 - b. Plats for such lots shall be certified in accordance with §66(c)(4).
 - (2) The division of land into lots ten and one hundredth (10.01) acres or greater where no right-of-way dedication is involved shall be exempt from subdivision regulations:
 - a. Access roads for lots ten and one hundredth (10.01) acres or greater are not required to be paved.

- b. Lots ten and one hundredth (10.01) acres or greater shall not be included when counting the number of lots allowed on a private access easement as defined in §194(c)
- c. All lots created that are ten and one hundredth (10.01) acres or greater shall be considered one of the following:
 - 1. A conforming lot of record (must meet minimum dimensional standards including lot width and setbacks); or
 - 2. A non-buildable lot (used for agricultural purposes only).
- (3) Access to overflow parking lots that contain ten (10) or less parking spaces are not required to connect directly to streets that are paved and constructed to either state and town construction standards and are approved by a certified engineer of the State of North Carolina.
- (4) All access roads shall meet the minimum standards of the North Carolina Fire Code.
- (d) Developments involving access to more than two (2) lots shall have the access road name approved by the Chatham County Emergency Operations Center.
- (e) Points of Access
 - (1) One-family and two-family residential developments shall be provided with approved fire apparatus access roads consistent with the requirements of Appendix D of the North Carolina Fire Code (most recent adopted version).
 - (2) Multiple-family residential developments shall be equipped throughout with approved fire apparatus roads consistent with the requirements of Appendix D or the North Carolina Fire Code (most recent adopted version).
- (f) This section shall be in accordance with §203.

Amended July 20, 2015, April 18, 2017, January 22, 2019

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

