ARTICLE I - General Provisions

§1 Short Title
This ordinance shall be known and may be cited as the Siler City Unified Development Ordinance (UDO).

§2 Authority
(a) This ordinance is adopted pursuant to Article 19 Chapter 160A of the North Carolina General Statutes.

(b) Whenever any provision of this ordinance refers to or cites a section of the North Carolina General Statutes and that section is later amended or superseded, the ordinance shall be deemed amended to refer to the amended section of the section that most nearly corresponds to the superseded section.

§3 Jurisdiction
(a) This ordinance shall be effective throughout the town's planning jurisdiction.
   (1) The town's planning jurisdiction comprises the area within the corporate boundaries of the town as well as the area within the ordinance adopted by the Town Board of Commissioners on August 10, 1990 entitled an "Ordinance Establishing Extraterritorial Jurisdiction," which ordinances are recorded in plat book 90, page 286 through page 289 of the Chatham County Register of Deeds.
   (2) During regular session on September 16, 2002, the Siler City Board of Commissioners approved an ordinance extending the Town’s extraterritorial jurisdiction (the ETJ boundary line map is recorded in plat book 2002, page 494 of the Chatham County Register of Deeds).
   (3) Such planning jurisdiction may be modified from time to time in accordance with GS 160A-360.

(b) In addition to other locations required by law, a copy of a map showing the boundaries of the town's planning jurisdiction shall be available for public inspection in the planning department.

Amended October 21, 2014

§4 Effective Date
The provisions in this ordinance were originally adopted and became effective on August 1, 1993.

§5 Relationship to Existing Zoning, Subdivision and Flood Control Ordinances
To the extent that the provisions of this ordinance are the same in substance as the previously adopted provisions that they replace in town's zoning, subdivision, or flood control ordinances, they shall be considered as continuations thereof and not as new
enactments unless otherwise specifically provided. In particular, a situation that did not
consistute a lawful, nonconforming situation under the previously adopted zoning
ordinance does not achieve lawful nonconforming status under this ordinance merely by
the repeal of the zoning ordinance.

§6 Relationship to Land Development Plan
It is the intention of the town board that this ordinance implements the planning policies
adopted by the town board for the town and its extraterritorial planning area, as reflected
in the land development plan and other planning documents. While the Town Board
reaffirms its commitment that this ordinance and any amendment to it be in conformity
with adopted planning policies, the town board hereby expresses its intent that neither
this ordinance nor any amendment to it may be challenged on the basis of any alleged
nonconformity with any planning document.

§7 No Use or Sale of Land or Buildings Except in Conformity With Ordinance
Provisions
(a) Subject to Article VIII of this ordinance (Nonconforming Situations), no person may
use, occupy, or sell any land or buildings or authorize or permit the use, occupancy, or
sale of land or buildings under his or her control except in accordance with all of the
applicable provisions of this ordinance.

(b) For purposes of this section, the "use" or "occupancy" of a building or land relates to
anything and everything that is done to, on, or in that building or land.

§8 Fees
(a) Reasonable fees sufficient to cover the cost of administration, inspection, publication of
notice and similar matters may be charged to applicants for zoning permits, sign permits,
conditional-use permits, special-use permits, subdivision plat approval, zoning
amendments, variances and other administrative relief. The amount of the fees charged
shall be as set forth in the town's budget or as established by resolution of the town board
filed in the office of the town clerk.

(b) Fees established in accordance with §8(a) shall be paid upon submission of a signed
application or notice of appeal.

§9 Severability
It is hereby declared to be the intention of the town board that the sections, paragraphs,
sentences, clauses, and phrases of this ordinance are severable, and if any such section,
paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid
by any court of competent jurisdiction in a valid judgment or decree, such
unconstitutionally or invalidity shall not affect any of the remaining sections, paragraphs,
sentences, clauses, or phrases of this ordinance since the same would have been enacted
without the incorporation into this ordinance of such unconstitutional or invalid section,
paragraph sentence clause or phrase.
§10 Computation of Time
(a) Unless otherwise specifically provided, the time within which an act is to be done shall be computed by excluding the first and including the last day. If the last day is a Saturday, Sunday, or legal holiday, the day shall be excluded. When the period of time prescribed is less than seven days intermediate Saturdays, Sundays, and holidays shall be excluded.

(b) Unless otherwise specifically provided, whenever a person has the right or is required to do some act within a prescribed period after the service of a notice or other paper upon him and the notice or paper is served by mail, three days shall be added to the prescribed period.

§11 Word Interpretation
(a) For the purpose of this ordinance, certain words shall be interpreted as follows:
   (1) Words importing the masculine gender include the feminine and neuter.
   (2) Words used in the singular number include the plural, and words used in the plural number include the singular, unless the natural construction of the wording indicates otherwise.
   (3) Words in the present tense include the future tense.
   (4) The word "person" includes a firm, association, corporation, trust, and company as well as an individual.
   (5) The word "structure" shall include the word "building"
   (6) The word "lot" shall include the words, "plot," "parcel," or "tract."
   (7) The word "shall" is always mandatory and not merely directory.
   (8) The word "will" is always mandatory and not merely directory.

Amended September 15, 2014

§ 12 through § 17
Reserved