

Amendments to the UDO

Section	Case No.	Date Adopted	Sub-Section	Title	Changes Incorporated
1	Preamble				
	TA-2011-017	11/22/2011			Reformatted Section
2	Title				
	TA-2011-017	11/22/2011			Reformatted Section
3	Jurisdiction				
	TA-2011-017	11/22/2011			Reformatted Section
4	Primary Districts Established				
	TA-2008-012	1/13/2009	4.1.11	C-4 Central Business	Expanded district description to allow for mixed uses and added a neighborhood meeting requirement for developments in C4
	TA-2009-014	11/10/2009	4	Conditional Zoning Districts	Added "CD" districts to the primary zoning districts table.
	TA-2010-008	9/14/2010	4.1.8 & 4.1.11	C-1 Neighborhood Business & C4- Central Business	Added provision for conditional zoning
	TA-2011-010	7/26/2011	4.1.7	OIS - Office, Institutional and Specialty	Added 5000 sq.ft. cap to single retail establishment
	TA-2011-012	7/26/2011	4.1.11	C4- Central Business	Allow for exceptions to the CUP requirements in C4. Additionally change will remove any hurdles to the addition of awnings in the C4
	TA-2011-017	8/23/2011			Reformatted Section
	TA-2011-019	1/24/2012	4.1.11	C-4 Central Business	Added an exception for recipients of the Façade Improvement Program grant and clarified the language regarding the conditional use permit requirements
	TA-000501-2013	5/28/2013	4.1.8	C-1 Neighborhood Business	Modify building size requirements and reduce lot coverage in C1.
	TA-001313-2013	11/12/2013	4.1 & 4.1.17	Downtown Code Zoning Districts	Added Downtown Code zoning districts and descriptions
5	Conditional Use Districts				
	TA-2009-014	11/10/2009	5.1	Conditional Zoning Districts	Added conditional zoning district language
	TA-2011-017	8/23/2011			Reformatted Section
6	Overlay Districts Established				
		10/14/2008	6.5	Flood Damage Prevention Ordinance	New version superseded old version
	TA-2010-008	9/14/2010	6		Added provision for conditional zoning
	TA-2011-014	8/23/2011	6.2	Historic Overlay District	Removed entire section
	TA-2011-017	8/23/2011			Reformatted Section
	TA-001587-2013	11/25/2013	6.5	Flood Damage Prevention Ordinance	Change filling requirements
	TA-005709-2017	5/23/2017	6.4	Thoroughfare Protection Overlay District	Add information about location of overlay and context for setbacks
	TA-006614-2017	1/23/2018	6.5	Flood Damage Prevention Ordinance	Revised definition of required flood protection elevation. Revised Articles 5, Section B 1&2
	TA-007762-2018	10/23/2018	6.4	Thoroughfare Protection Overlay District	Adding exception for lot width requirements for pieces of land that provide access to the TPO via a subdivision street or entrance.
7	Official Maps Adopted - District Boundaries				
	TA-2011-017	8/23/2011			Reformatted Section
8	Definitions				
	TA-2009-002	4/14/2009			Added definitions for channel letter signs and push through signs
		6/9/2009			Modified definitions of restaurant, lounge, and pylon signs
	TA-2009-017	10/21/2009			Added definition for model home (display home; home portrait model)
	TA-2009-013	10/21/2009			Added definition for Electronic Gaming Operations
	TA-2009-016	11/10/2009			Modified definition of auto parts and supply store
	TA-2009-021	12/8/2009			Added definitions for consumer service office, personal care services, tree(island), vehicular use area (VUA)
	TA-2009-022	1/12/2010			Added definition for Beauty Salon
	TA-2010-002	6/22/2010			Added definition for Dwelling, Multi-family conversion, Mixed Use, Equestrian Facility
	TA-2010-004	2/8/2011			Added definition for Tree Bank
	TA-2011-004	5/10/2011			Modified definition of electronic message board and sign, changeable copy. Added definition for light emitting diodes, and sign, electronic message board
	TA-2011-013	8/23/2011			Added a definition for traditional storefront building, prototype and prototype design and development
	TA-2011-017	8/23/2011			Reformatted Section
	TA-2012-003	3/12/2012			Added a definition for accessory dwelling unit
	TA-2012-001	3/27/2012			Added a definition for V-shaped signs
	TA-2012-005	6/26/2012			Added a definition for Community Garden and Farm Products and amended the definition for Farmers' Market
	TA-2012-008	6/26/2012			Added a definition for Subdivision Sales Office
	TA-2012-010	7/24/2012			Amended the definition for Park, Recreational Facility, Indoor and Recreational Facility, Outdoor. Added a definition for Park, Passive.
	TA-2012-012	9/25/2012			Added a definition for Museum.
	TA-000117-2012	1/8/2013			Corrected typos for the definition of daycare and added "persons" to definition title
	TA-000698-2013	9/24/2013			Amended B&B definition, added Events Center, Convention Center, Meeting Facility definitions

	TA-001097-2013	9/24/2013			Amended/added definitions that pertain to signs
	TA-001313-2013	11/12/2013			Amended/added definitions that pertain to the Downtown Code
	TA-002067-2014	5/27/2014		Murals	Amended definition of mural
	TA-002436-2014	7/22/2014		Daycares	Amended definitions of daycares
	TA-002477-2014	8/12/2014		Church/House of Worship	Amended definition of church/house of worship
	TA-003167-2015	6/9/2015		UDO Clean-up	Various
	TA-004591-2016	7/12/2016	8.2	Definitions	Add government facilities definition and add notation to the sanitary landfill definition. Edit the active park and passive park definitions.
9	General Provisions				
	TA-2008-005	4/8/2008	9.22	Union County Public Schools Zoning Regulations	New sub-section
	TA-2008-006	9/30/2008	9.8	Buffers, Screening, and Landscaping	New version superseded old version
	TA-2008-011	2/10/2009	9.21	Tree Preservation	New version superseded old version
	TA-2008-009	2/10/2009	9.23	Architectural Standards	New sub-section
	TA-2009-005	5/12/2009	9.23	Architectural Standards	Removed Architectural Standards from Section 9 and Moved to Section 20
	TA-2009-021	12/8/2009	9.8.1.E.8	Buffers and Screening	Modified to require screening for parking areas for 5 or more vehicles
	TA-2009-021	12/8/2009	9.8.2.D	Parking Lot Landscaping	Added requirements for parking lot landscaping
	TA-2009-021	12/8/2009	9.21.8.A.1.C	Tree Preservation and protection	Added text regarding increased internal tree save when parking is above the maximum allowed per the ordinance
	TA-2010-001	4/27/2010	9.21.2	Tree Preservation and Protection	Removed the C4 exemption from the ordinance
	TA-2010-009	9/14/2010	9.13	Curb, Gutter, and Sidewalk Requirements	Added language requiring sidewalks to be located in the street right-of-way
	TA-2012-004	4/24/2012	9.22.3(E)	Union County Public Schools Zoning Regulations	Added in regulations for temporary signs on Union County Public Schools' property.
	TA-2010-008	9/14/2010	9.8.1-D , 9.8.3-A, 9.15	Buffers , Screening and Landscaping - General Requirements; Ownership of Buffers; Telecommunication Towers	Added provision for conditional zoning
	TA-2011-004	2/8/2011	9.8.2.E	Street Trees	Updated to make this street tree section match the one in section 9.21.10.G.1. Added provisions for large,medium and small maturing, and planting in ROW
	TA-2011-004	2/8/2011	9.21	Tree Preservation	Update for next generation trees. Added options for off-site mitigation and tree replacement fee.
	TA-2011-009	6/28/2011	9.20	Accessory Structures	Allow for exceptions to the accessory structure setback requirements.
	TA-2011-016	11/22/2011	9.21.10	Tree Planting Mitigation	Added tree mitigation requirements for understory trees
	TA-2011-017	8/23/2011			Reformatted Section
	TA-2012-003	3/13/2012	9.11.2	One Principal Building	Added a cross reference to the supplemental regulations for accessory dwelling units
	TA-2012-006	4/24/2012	9.8	Buffers and Screening	Amended the language to reflect the adoption of Conditional Zoning
	TA-2012-009	6/26/2012	9.2	Accessory Structures	Amended the language to allow for accessory structures in the front yard in certain situations
	TA-000114-2012	12/11/2012	9.4	Access to Property	Remove requirement that development be limited to residential and add requirement for 20' access way
	TA-000117-2012	1/8/2013	9.21.8	Tree Preservation and protection	Corrected typo
	TA-00018-2012	1/22/2013	9.8.2, 9.10.4, 9.20.4	General Provisions, Building Setback Exceptions, Accessory Structures	Language pertaining to fences was removed and added to Section 9.19
	TA-00018-2012	1/22/2013	9.19	Fences and Walls	Added new section for fencing
	TA-00018-2012	1/22/2013	9.20.5	Accessory Structures	Added language regarding fencing for kennels
	TA-004591-2016	7/12/2016	9.8.1	Required Buffer Classes	Add government facilities to the institutional use list, remove government guidings from medium and high intensity
10	Non-Conforming Situations				
	TA-2011-007	5/10/2011	10	Nonconforming	Updated to include non-conforming signs.
	TA-2011-017	8/23/2011			Reformatted Section
	TA-001097-2013	9/24/2013	10.8	Non-conforming Signs	Rewrite non-conforming section for signs
11	Schedule of District Regulations				
	TA-2008-013	1/13/2009	11.3.1	Adult Establishment Supp. Regs	Corretion to text to make it consistent with the Table of Uses
	TA-2008-013	1/13/2009	11.3.54	Home Occupation Supp. Regs	Added regulations
	TA-2009-008	6/9/2009	11.3.1	Adult Establishment Supp. Regs	Updated Adult Establishment Regulations to include: definitions, distance reqs, prohibition of sleeping quarters, restruccion of uses on same property or building, and signs
	TA-2009-013	10/21/2009	11.3.32	Electronic Gaming Supp. Regs.	Added regulations

	TA-2009-016	11/10/2009	11.3.8	Auto Parts and Supply Store Supp. Regs	Modified Regulations
	TA-2009-020	11/10/2009	11.3.62	Outdoor Seasonal Sales	Added Regulations
	TA-2010-005	6/22/2010	11.3.6	Automobile Repair Shops	Modified Regulations
	TA-2010-002	6/22/2010	11.2	Lot Dimension Requirements	Limit C4 height restriction to 3 stories
	TA-2010-002	6/22/2010	11.3.50	Multi-family in the C4 District	Added regulations
	TA-2010-003	6/22/2010	11.3.35	Equestrian Facilities	Added regulations
	TA-2010-006	9/14/2010	11.3.59	Home Occupation Supp. Regs	In the RM-1 and RM-2 zoning districts, home occupations shall only be allowed on lots containing single-family residential dwellings.
	TA-2011-001	2/8/2011	11.3.53	Produce Stand (accessory use)	Removed regulation requiring that all produce sold shall be grown on a lot under the same ownership as the lot upon which the produce stand is located.
	TA-2011-013	8/23/2011	11.3.55	Prototype Design and Development	Added regulations for a new use
	TA-2011-015	8/23/2011	11.3.64	Seasonal Outdoor Sales	Revised language to exclude certain situations from having to obtain a zoning use permit
	TA-2011-017	8/23/2011			Reformatted Section
	TA-2012-003	3/13/2012	11.3.80	Accessory Dwelling Units	Added supplemental regulations for accessory dwelling units
	TA-2012-006	4/24/2012	11.3.77	Planned Residential Developments	Amended the language to reflect the adoption of Conditional Zoning
	TA-2012-005	6/26/2012	11.3.81 & 11.3.82	Community Garden & Farmers' Market	Added supplemental regulations for community gardens and farmers' markets
	TA-2012-008	6/26/2012	11.3.83 & 11.3.84	Subdivision Sales Office & Temporary Automobile Parking Lot for Subdivision Sales Office	Added supplemental regulations for subdivision sales offices and associated automobile parking lots
	TA-2012-010	7/24/2012	11.3.42 & 11.3.57	Golf Course (miniature) and Golf Driving Ranges Recreational Facility; Country Club; Swim Club	Removed 11.3.42 and made the section "Reserved". Amended 11.3.57 so that it would reflect all Recreational Facilities, both indoor and out.
	TA-000117-2012	1/8/2013	11.3.36	Public Utility Facility	Corrected typo
	TA-00018-2012	1/22/2013	11.3.4	Animal Shelter, Animal Kennels, Animal Hospital	Added language to regulate chain link fencing
	TA-00018-2012	1/22/2013	11.3.75	Communication Towers; Telecommunication Towers	Added language to regulate chain link fencing
	TA-000459-2013	3/26/2013	11.3.81&82	Farmer's Market and Community Garden	Added language to encourage development of expanded farmer's markets and add provisions for community gardens.
	TA-000483-2013	5/14/2013	11.3.77	Planned Residential Developments	Modify for uniform minimum size requirements, setbacks and uses. Allow for the ability to modify setbacks on a case by case basis.
	TA-000501-2013	5/28/2013	11.2	C1 Neighborhood Business District	Amend building size requirements and reduce lot coverage maximum.
	TA-000698-2013	9/24/2013	11.3.85 & 86	Events Center & Meeting Facilities	Added supplemental regulations for Events Center & Meeting Facility
	TA-001313-2013	11/12/2013	11.1 & 11.2	Downtown Code	Amend Zoning Table of Uses & Lot Development Requirements to reference the Downtown Code
	TA-001991-2014	3/25/2014	11.3.61	Fast Food	Modify distance separation requirements for fast food or drive through restaurants
	TA-002436-2014	7/22/2014	11.3.27-28	Daycares	Add provision for daycare centers up to 8 persons, and between 9 & 12 persons
	TA-003036-2015	2/24/2015	11.3.77.A.1-3	PRD	Modify acreage requirement for a PRD from 50 to 20
	TA-003167-2015	6/9/2015	11.3.64	UDO Clean-up	Correct reference
	TA-004117-2016	4/26/2016	11.3.77	PRD	Remove minimum acreage for PRDs
	TA-004193-2016	4/26/2016	11.3.87	Self Enclosed Indoor Storage	Added sup. Reg. for indoor storage
	TA-004236-2016	4/26/2016	11.3.61	Fast Food	Reduce distance between fast food and res. Use
	TA-004591-2016	7/12/2016	11.1	Zoning Table of Uses	Add government facilities, remove public libraries and active and passive park sections
	TA-004591-2016	7/12/2016	11.3.88	Supplemental Use Regulations	Remove public safety station, add government facility and its corresponding regulations
	TA-005709-2017	5/23/2017	11.2	Lot Development Requirements	Added notation to refer to Section 6.4 Thoroughfare Protection Overlay for properties on Hwy 16 north of Waxhaw Parkway for their front setbacks.
	TA-007228-2018	6/26/2018	11.3.4	Animal Shelter, Animal Kennels, Animal Hospital	Added notation that the 100 feet separation from any lot line excludes lot lines at the public street right-of-way.
12	Off Street Parking and Loading				
	TA-2007-006	3/11/2008		Off-Street Parking	Total update of the section, supercede old version
	TA-2009-021	12/8/2009		Off-Street Parking	Total update of the section, supercede old version
	TA-2010-009	9/14/2010	12.11.A.1	Standards for Pedestrian Facilities	Added language requiring sidewalks to be located in the street right-of-way
	TA-2011-017	8/23/2011			Reformatted Section
	TA-2012-008	6/26/2012	12.4.D	Off-Street Parking	Added parking requirements for subdivision sales offices
	TA-001096-2013	7/30/2013	12.12	Exterior Lighting	Added provisions for Outdoor Sport Fields and Performance Areas
	TA-004591-2016	7/12/2016	12.3.2	Definition of a Parking Space	Government facilities notation added to the definition of a parking space
13	Signs				
		11/1/2007		Signs	Total update of the section, supercede old version
	TA-2008-008	9/30/2008	13.1.12.2.2	Wall Sign Illumination	Allow for externally lit signs
	TA-2009-002	4/14/2009		Signs	Re-formatted section numbering
	TA-2009-002	4/14/2009	13.12.B.h	Wall Sign Internal Illumination	Allow for internally lit signs only channel letter and push through type signs
	TA-2009-002	4/14/2009	13.14.A.9 & 10	On-Premise Ground Signs Illumination	Allow for externally lit signs and internally lit signs only channel letter and push through type signs
	TA-2009-009	6/9/2009	13.11.R & 13.17	Signs that Do Not Require a Permit and Union County Public School Signs	Added regs for off premise Farmers Market Signs and Special regs for Union County Public Schools

	TA-2009-011	8/11/2009	13.9.G	Architectural Compatibility	Added text to require all signs to be architecturally compatible with the buildings referenced by the sign or its immediate environs as determined by the ZA.
	TA-2009-017	10/21/2009	13.16	Portable signs for model homes in a residential zoning district	Added text to allow for model home portable signs
	TA-2009-017	10/21/2009	Table 13.1.17.1	Portable signs for model homes in a residential zoning district	Added provision in table.
	TA-2009-020	11/10/2009	13.16	Temporary Signs that require a permit	Added Outdoor Seasonal Sales
	TA-2010-008	9/14/2010	13.10; 13.12-B; 13.14	Prohibited Signs; Wall Signs; On-Premise Signs	Add provision for conditional zoning.
	TA-2010-011	11/16/2010	13.16.A.1; Tables 13.1.17.2 to 13.1.17.4	Temporary Signs that require a permit; District summary tables	Allow temporary portable signs for businesses in all commercial districts
	TA-2010-012	1/25/2011	13.10.5 & 13.14.5	Prohibited Signs; On-Premise Ground Signs	Allow off-premise signs for combined developments
	TA-2011-004	5/10/2011	13.10, 13.12, 13.14	Prohibited Signs; Permanent Signs that Require a Permit; On-Premise Ground Signs	Updated ordinance to allow for electronic LED gasoline price signs
	TA-2011-007	5/10/2011	13.19 & 13.20	Nonconforming signs & Nonconforming and or Prohibited sign schedule removal	Remove Section 13.20 and refer non-conforming signs in section 13.19 to section 10.
	TA-2011-011	7/26/2011	13.11	Signs that Do Not Require a Permit	Added text to allow for signage within outdoor recreation facilities / ballfields.
	TA-2011-017	8/23/2011			Reformatted Section
	TA-2011-018	11/22/2011	13.10, 13.12, 13.13	Off-Premise Signs for Landlocked Businesses	Added provision for landlocked businesses to have signs that are visible from a public right-of-way
	TA-2012-001	3/27/2012	13.8 & 13.10	Computation of Area for Multi-faced Signs & Prohibited Signs	Changed the way multi-faced sign area is computed from inches to degrees and removed the sign distances in the prohibited sign section
	TA-2012-002	3/27/2012	13.16.2.C	Planned Development Flexibility Option	Revised the requirements for a Master Sign Program
	TA-2012-004	4/24/2012	13.11	Signs That Do Not Require a Permit	Added in regulations for temporary signs for public, private and charter schools
	TA-000117-2012	1/8/2013	13.13.2	Off-Premise Ground Signs	Corrected typo
	TA-001097-2013	9/24/2103	13	Signs	Rewrite of entire sign ordinance
	TA-001645-2013	5/27/2014	13.12	Ballfield Signs	Add provisions for ballfield signage
	TA-002067-2014	5/27/2014	13.9.10	Murals	Amend provisions for murals
	TA-002276-2014	6/24/2014	13.8, 13.9	Non-Profit Special Event Banners	Add provisions for non-profit & special event banners
	TA-002446-2014	7/22/2014	13.9.5	Drive-Thru Menu Boards	Increase the height of drive-thru menu boards to 6 ft.
	TA-003167-2015	6/9/2015	13.7.2	UDO Clean-up	Seasonal Outdoor Sales Signs
14	Conditional Use Permits				
	TA-2009-001	3/10/2009	14.4.B	Conditional Use Permits	Removed requirement for stating the nature of the public hearing, date, time and location on the sign posting
		10/21/2009	14.7	Effect of Approval	Removed the following text from the first sentence "develop any other use listed as a 'permitted use' for the general zoning district in which it is located"
	TA-2010-008	9/14/2010	14.1	Conditional Use Permits - Procedure	Increased submittal time from 25 days to 45 days prior to Planning Board meeting
	TA-2010-008	9/14/2010	14.7	Conditional Use Permits - Effect of Approval	Changed CUP validity from one year to two years.
	TA-2011-017	8/23/2011			Reformatted Section
	TA-2012-006	4/24/2012	14.7	Effect of Approval	Amended the language to be consistent with NC General Statutes
	TA-2012-013	9/25/2012	14.6	Board of Commissioners Action	Amended the language to allow for more flexibility in scheduling a public hearing after the Planning Board has made their recommendation.
	TA-003167-2015	6/9/2015	14.5	UDO Clean-up	Planning Board Recommendation
15	Board of Adjustment				
	TA-2008-010	11/12/2008	15.2 & 15.7	Powers of the Board of Adjustment & Appeals from Decisions of the Administrator	Updated text to comply with language in the state statute
	TA-2011-017	8/23/2011			Reformatted Section
	TA-001996-2014	6/24/2014	15	Board of Adjustment	Amend entire section
16	Amendment to Unified Development Ordinance				
	TA-2009-001	3/10/2009	16.5	Amendments to the UDO	Added text to require the posting of a sign on the subject property for zoning map amendments
	TA-2009-018	10/21/2009	16.2	Amendment Initiation	Added Planning Staff and Any person having substantial interest in the UDO for TA changes and added text for a third party with owner's written consent for map amendments.
	TA-2009-018	10/21/2009	16.3	Procedure for Submission and Consideration of Applications for Amendment	Added item D stipulating payment of applicable fee
	TA-2009-018	11/10/2009	16	Amendment to Unified Development Ordinance	Added regulations for conditional zoning and reorganization of the section.
	TA-2011-017	8/23/2011			Reformatted Section
	TA-2012-006	4/24/2012	16.3	Protest Petitions	Revised the language to reflect the NC General Statutes
	TA-001313-2013	11/12/2013	16.1	Downtown Code	Added the Downtown Code zoning districts
	TA-003167-2015	6/9/2015		Clean Up	PB review and recommendation - applicant consent
	TA-3098-2015	3/24/2015	16.1&2	12 Month Limitation Revision	Waive 12 month resubmittal requirement
17	Administration				
	TA-2009-005	5/12/2009	17		Changed title from "Encorcement" to "Administration"
	TA-2009-005	5/12/2009	17.5	Penalty for Violations	Added this subsection, previously Section 19 of UDO
	TA-2009-005	5/12/2009	17.6	Effects Upon Outstanding Building Permits	Added this subsection, previously Section 20 of UDO
	TA-2009-005	5/12/2009	17.7	Interpretation, Purpose, Conflict	Added this subsection, previously Section 21 of UDO
	TA-2009-005	5/12/2009	17.8	Validity	Added this subsection, previously Section 22 of UDO

	TA-2010-008	9/14/2010		Added provision for conditional zoning	
	TA-2011-003	3/8/2011		Changed "Tanning and Nail Salons" from "C" to "X" in C4	
	TA-2011-005	5/10/2011		Allow "clothing, footwear, & apparel" and "second-hand & consignment shops" as permitted uses in OIS	
	TA-2011-013	8/23/2011		Added a Prototype Design and Development use to the table	
	TA-2011-017	8/23/2011		Reformatted Section	
	TA-2012-003	3/13/2012		Added a Dwelling Unit, Accessory use to the table	
	TA-2012-005	6/26/2012		Added a Community Garden use. Amended the Farmers' Market use.	
	TA-2012-007	6/26/2012		Amended the Museum use.	
	TA-2012-008	6/26/2012		Added a Subdivision Sales Office and a Temporary Automobile Parking Lot for Subdivision Sales Office.	
	TA-2012-010	7/24/2012		Removed Golf Course, Miniature and Golf Driving Range and Health Club, Spa, and Gymnasium use	
	TA-2012-011	7/24/2012		Added Park, Active and Park Passive use. Amended Recreational Facility, Indoor, Recreational Facility,	
	TA-2012-012	7/24/2012		Outdoor, and Sailing Rink, Indoor.	
	TA-000117-2012	1/8/2013		Added correct supplemental regulation reference for outdoor recreation facility	
	TA-000698-2013	9/24/2013		Added/amended B&B, Events Center, Convention Center, Meeting Facility	
	TA-001313-2013	11/12/2013		Added reference to the Downtown Code	
	TA-002436-2014	7/22/2014		Changed daycare related uses	
	TA-004193-2016	4/26/2016		Added Self Enclosed Indoor Storage use	
	TA-004591-2016	7/12/2016		Added Government Facilities	
Comprehensive Plan					
		9/8/2009		Update to the Comprehensive Plan based on public / commissioners comments at the original public hearing when adopted in April 2009	