

UNIFIED DEVELOPMENT ORDINANCE

CITY OF LINCOLNTON LINCOLNTON, NORTH CAROLINA

An Ordinance regulating the uses of buildings, structures, and land for trade, industry, commerce, residence, recreation, public activities or other purposes; the size of yards, courts, and other open spaces; the location, height, bulk, number of stories and size of buildings and other structures; the subdivision of land into lots and standards associated for lots within such subdivisions as well as the necessary infrastructure to serve such lots; the density and distribution of population; creating districts for said purposes and establishing the boundaries thereof; defining certain terms used herein providing the method of administration, amendment and enforcement; providing penalties for violations; providing for a board of adjustment and defining the duties and powers of said Commission; replacing conflicting ordinance; and for other purposes.

PART 1

AUTHORITY AND ENACTMENT CLAUSE

Zoning provisions enacted herein are under the authority of NCGS 160A-381, which extend to cities the authority to enact regulations that promote the health, welfare and safety of the community. It is further authorized under NCGS 160A-382 that cities are allowed to regulate and restrict the erection, reconstruction, alteration, repair or use of buildings, structures or land. This section further authorizes the establishment of overlay districts in which additional regulations may be imposed upon properties that lie within the boundary of that district. North Carolina general statutes also require that all such regulations be uniform for each class or type of building throughout each district, but that the regulations in one district may differ from those in other districts.

Subdivision provisions enacted herein are under the authority of NCGS 160A-372.

This Unified Development Ordinance is enacted under the provisions of G.S. 160A-363.