

Appendix 4: List of Text Amendments to the Summerfield Unified Development Ordinance (UDO)

Date	Section	Page	Amendment
Revised with TA-03-2021			
1/11/2022	3.A.7.(c)(3)a.	3-5	Revised the mailing buffer for informational meetings from .33 miles to within one-quarter mile (0.25) from the property line of any portion of the parcel involved in the development submittal, except the notice shall only be mailed to abutting property owners in adjacent jurisdictions.
1/11/2022	4.B.2(a)	4-5	Added Duplex to allowed building types in the last sentence.
1/11/2022	4.B.2(a)(1)	4-5	Added subsection 4.B.2(a)(1): "Duplex Dwelling Structures shall be considered one (1) dwelling unit for determining overall density."
1/11/2022	4.B.2(a)(2)	4-5	Added subsection 4.B.2(a)(2): "The minimum lot size shall be that which is required in the base zoning district, pending approval by the Guilford County Environmental Health Department."
1/11/2022	4.B.5(b)	4-7	Added "Attached House (Duplex), Attached (Triplex, Quadplex)" to allowed building types in the last sentence.
1/11/2022	4.B.5(c)	4-7	Added "Attached House (Duplex), Attached (Triplex, Quadplex)" to allowed building types in the last sentence.
1/11/2022	4.B.5(d)(4)	4-8	Added subsection 4.B.2(d)(4): "The maximum allowable percentage of Attached Dwelling Triplex and/or Quadplex Dwelling Structures shall be ten percent (10%) in a subdivision."
1/11/2022	4.B.5(d)(5)	4-8	Added subsection 4.B.2(d)(5): "The Triplex and Quadplex Dwelling Structures shall not qualify as units satisfying the moderately priced housing requirements for a density bonus."
1/11/2022	4.B.5(d)(6)	4-8	Added subsection 4.B.2(d)(6): "Duplex, Triplex and Quadplex Dwelling Structures shall be considered one (1) dwelling unit for determining overall density."
1/11/2022	4.B.5(d)(7)	4-8	Added subsection 4.B.2(d)(7): "The minimum lot size shall be that which is required in the base zoning district, pending approval by the Guilford County Environmental Health Department."
1/11/2022	4.C.3(a)(2)	4-23	Revised the wording of the sentence and placed in parentheses "(single-family detached house, attached Duplex, Triplex, and Quadplex dwellings)."
1/11/2022	5.E.3(a)(5)	5-39	Added subsection 5.E.3(a)(5): "At least 15% of open space dedication requirement must be land that is buildable by Summerfield and Guilford County standards."
1/11/2022	5.E.4(d)(4)	5-42	Revised "Active Pastureland" to "Pasture Land" per new definition.
1/11/2022	11.B	11-1, 11-2, 11-4, 11-5, 11-8	Added the new terms to the Table of Contents: #19 Apartment Building; #74 Dwelling, Duplex; #82 Dwelling, Triplex; #162 Multifamily Dwelling; #173 Pasture Land. Added terms for existing definitions that were absent from the Table of Contents: #133 Legislative Hearing; #168 Notice of Violation; #192 Quasi-Judicial Decision; #310 Technical Review Committee.

			Deleted from the Table of Contents the existing terms: #80 Dwelling, Twin Home; #81 Dwelling, Two-Family; #334 Public Water.
1/11/2022	11.B.18	11-12	Revised the definition of apartment, removing "in a multi-family residence (three (3) or more dwelling units)."
1/11/2022	11.B.173	11-29	Added the new definition for #173 Pasture Land: "Diverse types of land where the primary vegetation produces herbaceous plants and shrubs. These lands provide forage for beef and dairy cattle, sheep, goats, horses and other types of domestic stock, as well as wildlife."
2/8/2022	4.B.5(d)(8)	4-8	Added subsection 4.B.2(d)(8): "The maximum allowable intensity of Quadplex Dwelling Structures shall not be more than ten (10) bedrooms total for all dwelling units combined provided that the land can sustain a maximum of 10 bedrooms pending approval by the Guilford County Environmental Health Department."
11/10/2022	2.A.4	2-4	Expanded the introduction of the section to detail "The following rules and regulations shall serve as the operating policy, bylaws, and rules of procedure for the Planning Board." Following TA-02-2022, the Planning Board Bylaws are now within Article 2 section A.4.
11/10/2022	2.A.4(a)	2-5	Added "Delegated Authority" and "Timing of Decisions" to the Power and Duties section of the Planning Board
11/10/2022	2.A.4(b)	2-5 2-6	Clarified language about Planning Board representation; defined Alternate Members' roles and responsibilities; prescribed that a Code Of Ethics will be adopted separately by the Board and Council; meeting time changed to 6:30pm; Meeting agenda structure set; attendance of members defined; and special meeting protocol.
12/13/2022	4.B.6.(d)(1)	4-13	Clarified "truck parking areas" within the scenic corridor, also expanded to trailer or container parking areas. All recreational activities are now permitted within the SCA.
12/13/2022	4.B.6.(d)(2)	4-13	Specified that SCA requirements are bounded by the subject SCA's right-of-way and not any right-of-way within the SCA's buffer; SCA requirements now apply to residential structures; Long blank walls on either façade of a building are not permitted.
12/13/2022	4.B.6.(d)(3)	4-13	SCA-specific signage requirements were introduced, similar to previous ordinance.
12/13/2022	4.B.6.(d)(5)	4-13 4-14	"Large expanses of parking shall not be approved" was removed since it is difficult to define "large expanses" as well as other sections of the ordinance limit parking within the SCA.
5/9/2023	6.C.77.(c)	6-29	Modified item (c) to allow STR's to be in ADU's if they are properly permitted for occupancy by the County. Previously, STR's were only allowed within a primary structure.
9/12/2023	Table 3.A.12	3-8	Process for Street Name Change and Street Closing were changed from "M" Public Meeting to "P" Standard Public Hearing.
9/12/2023	Table 4.F.2.	4-53	Minimum lot size for the AG zoning district was changed from 120,000 ft ² (2.75ac) to 130,680 ft ² (3ac) to be consistent with the district description (Art. 4.B.1.).
9/12/2023	5.J.2.(m)	5-67	Added item to list of Prohibited Signs regarding Painted Signage.
9/12/2023	5.J.3.(c)	5-68	Removed item from listed pertaining to "Works of art..."

9/12/2023	5.J.4.(c)(3)	5-69	Added language regarding temporary signs during election timeframes.
9/12/2023	Table 5.J.4	5-70	Added two items to the table regarding temporary signs in the residential and non-residential districts.
9/12/2023	11.B.259	11-37	Added a definition for "Sign, Painted"
10/6/2023	3.D.4.4.	3-45	Added language that explained Open Space Mixed Use-Village developments may have contrary procedures and standards than what is set forth in Article 4.
10/6/2023	4.B.5(d)+(h)	4-7-9, 4-13- 20	Throughout these pages detail a multitude of additions to allow for the creation of an OSM-V District. Future reference to what was specifically approved should review the minutes for the 10-6-2023 Town Council Meeting. (TA-03-2023)
10/6/2023	11.B		Two new definitions were added as part of the OSM-V Text Amendment: (1) Minor Modifications and (2) Unified Ownership and Control.