

ARTICLE ONE – PURPOSE, AUTHORITY, OFFICIAL ZONING MAP, LAND USE PLAN ¹

Sec. 1.1 Title:

This Ordinance shall be known and cited as the ‘Town of Unionville Unified Development Ordinance’ or the ‘UDO’ or ‘the Ordinance.’ ^{2,3}

Sec. 1.2 Enactment and Repeal:⁴

This Ordinance is hereby enacted and shall be the Development Ordinance for Town of Unionville, hereinafter “The Town” and its planning and development regulations for all parcels within its planning jurisdiction. This Ordinance supersedes:

- a. The “_____ Zoning Ordinance,” currently listed as Chapter _____ of the Town of Unionville Code of Ordinances, as originally adopted and effective on _____, together with any amendments thereto;
- b. The “Town of Unionville Subdivision Ordinance,” currently listed as Chapter _____ of the Town of Unionville Code of Ordinances, as originally adopted an effective on _____, together with any amendments thereto;
- c. The “Town of Unionville Flood Damage Prevention Ordinance,” currently listed as Chapter _____ of the Town of Unionville Code of Ordinances, as originally adopted and effective on _____, together with any amendments thereto;
- d. The ‘Town of Unionville Watershed Protected Ordinance,’ currently listed as Chapter _____ of the Town of Unionville Code of Ordinances, as originally adopted and effective on _____, together with any amendments thereto; ⁵

which are all hereby repealed to the extent stated herein. ⁶

¹ The current Ordinance (Article 1 – General Provisions) does not have a very well organized ‘purpose and intent’ section. This revision seeks to consolidate regulations into central locations.

² Replaces what is now Article 1 – Section 1 of the zoning ordinance.

³ To improve on organization, NFOCUS is recommending new section reference style to make it easier for staff to reference in administration and enforcement activities.

⁴ The updated UDO needs to reflect the formal ‘collapse’ of existing regulations in different chapters into the central UDO document.

⁵ NOTE: This section will be reformatted based on ‘what’ ordinances existing and in what format for the host community.

⁶ As this is a Unified Development Ordinance model, land use regulations are going to be condensed into a central document. Staff has added language referencing existing ‘codes’ to ensure proper legal sufficiency of the Ordinance. Staff has highlighted placeholders for formal adoption dates and chapter references of current regulations to be entered later.

Sec. 1.3 Effective Date:

This Ordinance shall become effective 12:01 a.m. eastern standard time on [REDACTED] 2026.^{7 8}

Sec. 1.4 Purpose and Guiding Principles: ⁹

To protect and promote the health, safety and general welfare of the Town of Unionville and its residents, the Town Council hereby adopts this Ordinance.

Sec. 1.4.1: General Purpose: General Purpose. It is the purpose of this Ordinance to promote the health, safety, and the general welfare of residents through the stated regulations of this Ordinance which include:

1. Implementation of the policies and goals of the adopted Town of Unionville Comprehensive Land Use Plan;¹⁰
2. Provide for efficiency and economy in the process of development applications;
3. Regulate the use of buildings and land, land development, manufactured housing, and development of subdivisions to prevent the overcrowding of land, avoid undue concentration of populations, and ensure adequate provision of services (i.e., transportation, water, sewer, schools, parks, etc.);
4. Regulate the development of signs, off-street parking and loading, planting of yards, watershed protection, and flood damage prevention;
5. Provide for residential, commercial, and industrial growth in The Town of Unionville by the establishment of districts within which each land use type can develop properly and profitably and not interfere with the use of land in adjacent parcels or districts.

It is the further purpose of this Ordinance that all material included herein by reference, and all material used for the administration of this Ordinance, does not take any property, does not unduly restrict property rights, or use, nor convert any of these to public use except by due process of law.

Sec. 1.4.2: Implementation of Land Use Plan. This Ordinance shall be used to implement the “Town of Unionville Comprehensive Land Use Plan” herein after referred to as “the Plan,” originally adopted in _____ and last amended in accordance with G.S.

⁷ To be completed near date of adoption by the Town Council.

⁸ Section 5 of the current zoning ordinance.

⁹ Staff has expanded on existing language to ensure property reflection of the Town’s land use policy.

¹⁰ It is important to establish the ultimate purpose/intent of the communities land use regulations (i.e., implement the goals and policies of the land use plan). Every decision related to the application of land use regulations contained within the UDO are based on the application of the goals and policies of the Plan.

160D-501 on _____, including subsequent amendments adopted by the Board of Commissioners of the Town of Unionville. See Section 1.5 of this Article. ^{11 12}

Sec. 1.4.3: Guiding Principles. The guiding principles reflected in this Ordinance are found within the Plan.

Sec. 1.5 Relationship to Land Use and Land Use Plan:

- A. The administration, enforcement, and amendment of the Ordinance shall be conducted consistently with the Plan. New planning documents or small area plans adopted by the Town of Unionville Town Council are automatically incorporated into this Ordinance. See Section 1.4-2 of this Article. ¹³
- B. Development of the Plan shall be in accordance with:
 - i. The provisions of N.C.G.S. 160D-501, and
 - ii. The requirements of this Ordinance, including but not limited to Section 1.6.

Sec. 1.6 Town of Unionville Comprehensive Land Use Plan: ¹⁴

Sec. 1.6.1 Intent

- A. The Plan shall constitute an internally consistent and compatible statement of policies that sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of that portion of the Town, in accordance with NCGS 160D-501.
- B. The Plan shall periodically be reviewed and maintained to ensure the relevance of policies to current and projected conditions.
- C. As detailed herein, land use regulations shall be consistent with the adopted Plan.

Sec. 1.6.2 Elements

The Plan shall be comprised of the following elements:

- A. Community Profile (Census Data).
- B. Natural, Cultural, and Historic Resources, including (in alphabetical order):
 - 1. Agriculture,
 - 2. Air and Energy Resources,

¹¹ Staff is recommending expanding references to State law with respect to the adoption of Land Use Plans. While the language gets repetitive throughout the UDO, it is essential we are consistent throughout.

¹² This section, and Section 1.5, take the place of Section 7 of the current ordinance. NFOCUS expands on existing references to the adopted Comprehensive Plan Use Plan consistent with current 'best practices' within the planning profession.

¹³ Again, staff is adding language referencing the link between the adopted Land Use Plan and the regulations contained within the UDO.

¹⁴ This new section is an attempt to memorialize what constitutes the Lane Use plan and what information will be contained therein. The current ordinance does not have this level of detail, which will benefit the Town moving forward.

3. Cultural and Historic Resources,
 4. Natural Areas and Water Resources,
 5. Parks and Recreation,
 6. Services and Community Facilities,
 7. Transportation
- C. Community Assessment
1. Housing
 2. Infrastructure
 3. Non-residential development
- D. Community Input and Survey Responses,
- E. Goals and Policies,
- F. Economic Development,
- G. Infrastructure,
- H. Planning and Development, and
- I. Additional elements dealing with other subjects which, in the judgment of the Town Council, relate to the physical development of the town.

Sec. 1.7 Jurisdiction:¹⁵

- A. The provisions of this Ordinance shall apply to all territory encompassed in The Town of Unionville, North Carolina. Official Zoning Map on file at the Town of Unionville Clerk's Office.¹⁶
- B. The map is hereby incorporated and made a part of this Ordinance. This Ordinance shall govern the development and use of all land and structures within the Town of Unionville as provided for by Chapter 160D,
- C. Regulation of Bone-fide Farms. The provisions of this Ordinance, adopted under Chapter 160D, Article 7 do not apply to property used for bona fide farm purposes, as defined within North Carolina General Statutes (N.C.G.S.) except as follows:¹⁷
1. Any non-farm use of farm property,¹⁸
 2. Compliance with all regulations imposed by the Federal Emergency Management Agency (FEMA) through the National Flood Insurance Program including all applicable Flood Insurance Rate Maps (FIRM), and

¹⁵ Replaces and expands upon the language in Section 3 of the current ordinance. Existing language does not adequately address what is covered by applicable land use regulations. Further, staff is collapsing Section 4 – Bona Fide Fars Exempt into this section. Please Note: Bona Fide farms are only unregulated within municipal ETJ. Within the corporate limits of a community, land use regulations will typically apply consistent with State law.

¹⁶ Planning Department.

¹⁷ NFOCUS Note: current language in Section 4 of the current ordinance is inconsistent with State law. Further, what technically constitutes a 'bona fide farm' is based on compliance with the definition of farming in NCGS 106-581.1. NFOCUS Staff is merely referencing applicable State law to create a simplified ordinance.

¹⁸ As a reminder, current State law defines 'agritourism operations' which can include commercial activities as 'bona fide farm' activities exempt from local land use regulations.

3. Compliance with the Town flood damage prevention regulations as detailed within this Ordinance.¹⁹

Sec. 1.8 Authority:^{20 21}

A. This Ordinance is adopted pursuant to portions of one or more of the following authorities established by General Statute (N.C.G.S.): Chapter 160D (Local Planning and Development Regulation), Chapter 153A (County), Chapter 113A (Pollution Control and Environment), Chapter 121 (Environmental Controls), Chapter 130A (Public Health), Chapter 133 (Public Works), and Chapter 136 (Roads and Highways). This Ordinance may be amended from time to time as required or allowed by subsequent legislative enactments.

B. Flood Damage Prevention – Basis for Authority:²²

1. The Legislature of the State of North Carolina has delegated authority to municipal governments to adopt regulations to promote the public health, safety, and general welfare of its citizenry in the following sections of the North Carolina General Statutes:

- a. Part 6, Article 21 of Chapter 143,
- b. Articles 7, 8, and 11 of Chapter 160D, and
- c. NCGS 53A-121.

2. The Special Flood Hazard Areas (SFHA) are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its Flood Insurance Study (FIS) and associated Digital Flood Insurance Rate Map (DFIRM) panels, with an effective date of _____²³ for the Town including any digital data developed as part of the, which are adopted by reference and declared a part of this ordinance.

Future revisions to the FIS and panels that do not change flood hazard data within the jurisdictional authority of the Town are also adopted by reference and declared a part of this ordinance. Subsequent Letter of Map Revisions (LOMRs) and/or Physical Map Revisions (PMRs) shall be adopted within 3 months.

¹⁹ NOTE: Per State law, bona-fide farms in the ETJ are subject to the County's flood damage prevention ordinance, not the towns. While the Town may not have ETJ at this time, it is important to remember what the statutory requirements are moving forward.

²⁰ Regulations need to adequately reference the authority under State law covering the application of various land use regulations. Staff has included appropriate references to ensure consistency.

²¹ NFOCUS Staff are expanding existing language within Section 2 of the current ordinance.

²² There are 2 options to address flood damage prevention references: Contain all language within the Article handling flood regulations or maintain a basic reference in Article 1. This model chooses to maintain a reference in Article 1 but this section may simply indicate admin standards for flood regulations are contained in a specific article.

²³ Staff will update at appropriate time.

For reference, previous SFHA data was produced under the CTS agreement between the State of North Carolina and FEMA or FIS and its accompanying FIRMs for the Town dated _____:²⁴

C. Watershed Protection – Basis for Authority:²⁵

1. **Authority and Enactment:** The State legislature has, in Chapter [153A][160A], Article [6][8], Section [121][174], General Ordinance Making Power; and in Chapter 143, Article 21, Water and Air Resources ,²⁶delegated the responsibility or directed local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. The Town Council does hereby ordain and enact into law the following articles as the Watershed Protection Ordinance of the Town of Unionville.

2. **Jurisdiction:** .

The provisions of this Ordinance shall apply within the areas designated as a Water Supply Watershed by the N.C. Environmental Management Commission and shall be defined and established on official Zoning Map of the Town of Unionville, North Carolina which is adopted simultaneously herewith. The watershed map and all explanatory matter contained thereon accompanies and is hereby made a part of this Ordinance. This Ordinance shall be permanently kept on file in the Town Hall of the Town.²⁷

3. Application of State watershed protection standards are addressed as part of a Watershed Overlay District detailed in Section 4.7 of this Ordinance.

4. **Purpose and Intent:** The purpose and intent of the Town of Unionville Watershed Protection Overlay Districts is to apply a set of regulations involving land use and, in some cases, structural stormwater control measures which protect the watersheds by reducing the pollution from future development which enters drinking water supplies, specifically:

- a. Land use management practices involve minimum lot size and impervious surface restrictions, since impervious surfaces such as roads, roof tops and driveways are a major source of pollution.
- b. Structural best management practices allow for more intensive land use by providing for temporary detention of stormwater runoff so that pollutants may settle.

²⁴ Staff will need to verify if there have been any Letters of Map Amendment for the Town to incorporate references herein.

²⁵ What follows are admin provisions for town regulations if there are State defined watersheds within the local planning jurisdiction. NFOCUS is highlighting so local staff can pay particular attention to what is required for watershed administration.

²⁶ State law references consistent with the State's current watershed model ordinance.

²⁷ Language from the current State watershed model ordinance. As staff is going to typically recommend the creation of watershed overlay districts, watershed areas are going to have to be displayed on the official Zoning Map.

Sec. 1.9 Conflict or Inconsistency with Other Laws, Covenants, Deed Restrictions, or Agreements:²⁸

Sec 1.9.1: Relation of this Ordinance to Other Regulations. This Ordinance is not intended to abrogate any other law, ordinance, or regulation. However, where conditions, standards, or requirements imposed by any provision of this Ordinance are either more restrictive or less restrictive than standards imposed by any other law, ordinance or regulation, the provisions which are more restrictive, or which impose higher standards or requirements shall govern.

In cases where reference is made to the North Carolina General Statutes (N.C.G.S), or any provision thereof, said reference shall be to the current language of said statute or provision. Whenever a process is prescribed by this Ordinance, and said process contains requirements in addition to those prescribed by state law, the process prescribed in this Ordinance shall be deemed supplemental; state law shall control.

Sec. 1.9.2: Conflicting Provisions of this Ordinance. In the event of any conflict between the limitations, requirements, or standards contained in different provisions of this Ordinance in applying them to an individual use or structure, the more restrictive provision shall apply.

However, the regulations for overlay districts set forth in Article 4²⁹ of this Ordinance shall control in the event of any conflict between those regulations and regulations for the underlying general use zoning district. In the event of a conflict or inconsistency between the text of this Ordinance and any caption, figure, illustration, or map contained herein, the text shall control.

Sec. 1.9.3: Conflicts with Covenants, Deed Restrictions, etc. This Ordinance is not intended to abrogate any easement, covenant, or other private agreement.

However, where the regulations of this Ordinance are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this Ordinance shall govern.

Sec. 1.9.4: Effect on Existing Agreements. This Ordinance is not intended to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, vested rights, or permits previously adopted or issued pursuant to law.

Sec. 1.10 Severability:³⁰

If any section or specific provision or standard of this ordinance or any regulating district boundary arising from it is found by a court to be invalid or unenforceable for any reason, the decision of

²⁸ The ordinance needs to address 'how' conflicts with other laws, covenants or deed restrictions are addressed. Current regulations do not adequately address.

²⁹ At this stage of Ordinance development, Article 4 establishes the general use zoning districts and the overlay districts.

³⁰ The Ordinance only needs one, central, clause. This takes the place of the existing Section 10 within the current ordinance.

the court shall not affect the validity or enforceability of any other section, provision, standard, or district boundary of these regulations except the provision in question. The other portions of these regulations not affected by the decision of the court shall remain in full force and effect.

Should a court of competent jurisdiction decide any section or provision of this Ordinance to be unconstitutional or invalid, such decision shall not affect, impair, or invalidate the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Sec. 1.11 Interpretation of Ordinance:³¹

Sec. 1.11.1: Minimum Requirements; Greater Restrictions Govern.

In the interpretation and application of this Ordinance, all provisions shall be considered the minimum requirements unless specifically stated otherwise.

If any federal or state law or other ordinance or regulation allows lesser regulation, this Ordinance shall govern so that, in all cases, the more restrictive limitation or requirement shall govern. Whenever regulations imposed by this Ordinance are less restrictive than regulations imposed by any governmental authority, the regulations imposed by that authority shall govern.

Sec.1.12 Rules of Construction ³²

Sec. 1.12.1 Word Interpretation.

- A. Words not defined in this Ordinance shall be given their ordinary and common meaning.
- B. Words used in the present tense include the future tense.
- C. Words used in the singular number include the plural number and the plural number includes the singular number unless the context of the usage clearly indicates otherwise.
- D. Words used in the male gender include the female gender.
- E. The words "shall," "will," and "must" are mandatory in nature implying an obligation or duty to comply with the particular provision.
- F. Any act authorized by this Ordinance to be conducted by a specific official of the Town is, by implication, authorized to be conducted by a designee of that official.

Sec. 1.13 Relationship of this Ordinance to Any Pending Action: ³³

The adoption of this Ordinance shall not affect any action, suit, notice of violation, citation, or proceeding that may be pending at the date this ordinance becomes effective. All rights and liabilities that have been received or created and any violation that has occurred under any

³¹ AS a general observation, State law and various court proceedings look at the interpretation of land use regulations at the 'unrestricted' use of property by the property owner. For our purposes, regulations are deemed the 'minimum' necessary to ensure the protection of the public health, safety, and general welfare.

³² Updates language in Section 12 of the current ordinance.

³³ Current regulatory enforcement action are not hampered or invalidated with the adoption of the new ordinance.

previous provisions of the Code of Ordinances of the Town of Unionville that have been superseded by this Ordinance are still valid and may be preserved and enforced.

Sec. 1.14 Compliance:^{34 35}

- A. No building, premises, or structure shall be constructed, erected, modified, converted, occupied, placed, maintained, permitted, or moved, and no land use shall be commenced, maintained, permitted, or modified except as authorized by this Ordinance.
- B. No applicable permit shall be issued or granted that does not conform to the requirements of this Ordinance including but not limited to:
 - 1. The district and/or lot and land use standards and specifications of **Articles 4, 5, and 6 as applicable.**
 - 2. Watershed protection standards and specifications as detailed in **Article 4.**
 - 3. The general performance standards, off-street parking, signage, and landscape standards and specifications of **Article 6.**
 - 4. Soil erosion and sedimentation control and stormwater management standards as enforced by the State of North Carolina.
 - 5. Subdivision standards and specifications of **Article 7**, as applicable.³⁶
 - 6. The flood damage prevention standards and specifications as applicable.
- C. Developments that have received staff approval or a building permit before the effective date of this Ordinance may proceed in accordance with such approval or permit while such approval or permit remains in effect.

Sec.1.15 Establishment of Official Zoning Map: ³⁷

Sec. 1.15.1 Official Zoning Map. The Town of Unionville and its planning and development regulation jurisdiction, **including areas within applicable extraterritorial jurisdictional boundaries**³⁸ as now or hereafter fixed, is hereby divided into districts, as established in Article 4 (Zoning Districts)³⁹ and as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

³⁴ It is important to establish up front that there can be no reasonable use of property except in conformity with applicable standards. If there are no standards, then the 'activity' is not subject to regulation. Having said that, the property owner still bears responsibility for conferring with the local staff to verify what is required to initiate development activity.

³⁵ Takes the place of existing language in Section 8 and expands on the reference to applicable standards.

³⁶ Highlighted Article references will be updated as the new Development Ordinance is revised. NFOCUS Staff will update as necessary.

³⁷ Replaces Part 11 Zoning Map – Section 142 of the current ordinance. Language being updated by NFOCUS Staff.

³⁸ NFOCUS staff realize you all do not have ETJ area. We are recommending, however, keeping this language to ensure if the Town ever creates ETJ area we do not have to amend the Ordinance.

³⁹ At this point in the drafting of the UDO, Article 4 is the section detailing local zoning districts.

The Official Zoning Map is on file with the Town Clerk and maintained by the Planning, Zoning & Subdivision Administrator at the Town Planning Department in accordance with N.C.G.S. _____.⁴⁰

1.15.2 Map Certification and Changes. The Official Zoning Map shall be attested by the Town Clerk and shall bear the seal of the Town together with the effective date of the adoption of this Ordinance. If changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map.

Sec. 1.16 Interpretation of District Boundaries ⁴¹

Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply in the interpretation of area boundaries and the location of lines shown on the map:

- A. Centerline: Where a boundary line lies within and follows a street or alley right-of-way, a railroad right-of-way, or utility easement, the boundary shall be construed to be in the center of such street or alley right-of-way, railroad right-of-way, or utility easement. If such a street or alley right-of-way, railroad right-of-way, or utility easement forming the boundary between two separate zoning districts is abandoned or removed from dedication, the district boundaries shall be construed as following the centerline of the abandoned or vacated roadbed or utility easement.
- B. Lot Line: Boundaries indicated as approximately following lot lines shall be construed as following such lot lines. If a district boundary line divides a parcel or tract, each part of the lot or tract so divided shall be used in conformity with the regulations established by this Ordinance for the district in which said part is located. Split zoning of a parcel should be avoided to the extent possible, with zoning boundaries following lot lines where feasible.
- C. Municipal Corporate Limits and Extraterritorial Jurisdictional Areas: Boundaries indicated as approximately following local municipal corporate limits or extraterritorial jurisdictional areas shall be construed as following same.
- D. Watercourses: Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines and shall be construed to reflect the naturally occurring changes to the location of the watercourse which may occur over time.
- E. Extensions: Boundaries indicated as parallel to or extensions of street or alley rights-of-way, channelized waterways, railroad rights-of-way, utility easements, lot lines, municipal corporate limits shall be so construed.
- F. Scaling: In a case where a district boundary does not coincide with any boundary lines as described above, and no distances are described by specific ordinance; the boundary

⁴⁰ NFOCUS Staff needs to verify statutory reference.

⁴¹ Section 94 of the current code addresses how the zoning map is interpreted. NFOCUS is moving the provision to Article 1 as this is now the central chapter defining the zoning map and how said map will be interpreted. Part of this project is designed to group like regulations in a central place for ease of use by staff and laypeople reading the code.

shall be determined using the scale appearing on the map. In the case of Flood Hazard Area, Corps of Engineering work maps, if available, shall be used for scaling.

- G. Other: Where the actual location of existing physical or natural features varies with those shown on the Official Zoning Map, or in other circumstances not addressed in this section, the Board of Adjustment shall have the authority to interpret the district boundaries.

Sec. 1.16.1 Determination of Watershed Overlay District Boundaries: ⁴²

Determinations to watershed boundaries shall follow the provisions outlined in Article _____ ⁴³ of this Ordinance.

Sec. 1.17 State of Emergency ⁴⁴

The requirements of this Ordinance, consistent with the provisions of the Town of Unionville Code of Ordinances, may be temporarily suspended during federal disaster “state of emergency” declarations by the Executive Office of the President and/or Federal Emergency Management Administration (FEMA) and/or during “Imminent Threat Alert” declared by the U.S. Department of Homeland Security and/or during a state of emergency declared by the Governor of the State of North Carolina consistent with the adoption of a resolution by the Town Council during a regular, continued, special or emergency meeting.

Upon adoption of the resolution of the Town Council, the Planning, Zoning & Subdivision Administrator may suspend the application of all or part of the requirements of this Ordinance as necessary to facilitate public health, safety, and welfare during a declared state of emergency whether directly or indirectly affecting the town.

During the period of declaration and for any period of response and/or recovery thereafter authorized by the Town Council, all or part of the provisions of this Ordinance may be stayed and activities conducted, including but not limited to temporary housing, emergency response operations and/or command facilities, temporary medical facilities, mobile and/or temporary hospitals, motor/mobile/modular homes for hosting emergency personnel and/or victims, motor/mobile/modular units providing specialized services for healthcare and/or housing, and any other purpose for the provision of relief from the impacts of an emergency affecting all or part of the town.

A state of emergency resolution shall establish criteria for its expiration and establish guidelines for waiving the provisions of this Ordinance. Upon the conclusion, lifting, and/or rescinding of the declared “state of emergency” by the authorized federal and/or state official, these rules are reinstated without further action by the Town and shall be in full force and effect unless specified in the resolution adopted by the Town Council.

Activities not directly associated with the response and/or recovery of the impacts of such reason for declaration of the state of emergency shall meet and comply with the standards and specifications of this Ordinance.

⁴² Simple reference section to watershed standards, if applicable to client.

⁴³ Reference the watershed article.

⁴⁴ A new tool for the Town of Unionville allowing for suspension of certain permit procedures to ensure emergency housing can be addressed in a timely matter in response to a catastrophic event.