**AN ORDINANCE ENACTING A UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF EDEN, REVISING, AMENDING, RESTATING, CODIFYING AND COMPILING CERTAIN EXISTING DEVELOPMENT REGULATIONS, AND DECLARING AN EMERGENCY**

CASE NUMBER Z-26-12
TEXT AMENDMENT

**WHEREAS,** the present general and permanent ordinances of the City of Eden are inadequately arranged and classified and are insufficient in form and substance for the complete preservation of the public peace, health, safety and general welfare of the municipality and for the proper conduct of its affairs;

**WHEREAS,** the Acts of the Legislature of the State of North Carolina empower and authorize the City of Eden to revise, amend, restate, codify and compile any existing ordinances and all new ordinances not heretofore adopted or published and to incorporate such ordinances into one ordinance in book form;

**WHEREAS,** the City Council of the City of Eden has authorized a general compilation, revision and codification of the ordinances of the City of Eden of a general and permanent nature and publication of such ordinance in book form;

**WHEREAS,** it is necessary to provide for the usual daily operation of the municipality and for the immediate preservation of the public peace, health, safety and general welfare of the municipality that this ordinance take effect at an early date.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Eden:

Section 1. The Unified Development Ordinance of the City of Eden as revised, amended, restated, codified, and compiled in book form are hereby adopted as and shall constitute the "Unified Development Ordinance of the City of Eden, North Carolina."

Section 2. Such Unified Development Ordinance as adopted in Section 1 shall consist of the following Titles:

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| Article 1 General Provisions | Article 8 Subdivisions and Infrastructure |
| Article 2 Administration | Article 9 Building Maintenance Standards |
| Article 3 Development and Administrative Review Procedures | Article 10 Environmental Protection |
| Article 4 Zoning Districts | Article 11 Nonconformities |
| Article 5 Individual Use Standards | Article 12 Nuisance and Junked Vehicles |
| Article 6 General Development Standards | Article 13 Enforcement |
| Article 7 Sign Standards | Article 14 Definitions |

Section 3. All prior ordinances pertaining to the subjects treated in such Unified Development Ordinance shall be deemed repealed from and after the effective date of this ordinance except as they are included and reordained in whole or

in part in such Unified Development Ordinance; provided, such repeal shall not affect any offense committed or penalty incurred or any right established prior to the effective date of this ordinance, nor shall such repeal affect the provisions of ordinances levying taxes, appropriating money, annexing or detaching territory, establishing franchises, or granting special rights to certain persons, authorizing public improvements, authorizing the issuance of bonds or borrowing of money, authorizing the purchase or sale of real or personal property, granting or accepting easements, plat or dedication of land to public use, vacating or setting the boundaries of streets or other public places; nor shall such repeal affect any other ordinance of a temporary or special nature or pertaining to subjects not contained in or covered by the Unified Development Ordinance.

Section 4. Such Unified Development Ordinance shall be deemed published as of the day of its adoption and approval by the City Council, and the Clerk of the City of Eden is hereby authorized and ordered to file a copy of such Unified Development Ordinance in the Office of the Clerk.

Section 5. Such Unified Development Ordinance shall be in full force and effect as provided in Section 6, and such Unified Development Ordinance shall be presumptive evidence in all courts and places of the ordinance and all provisions, sections, penalties and regulations therein contained and of the date of passage, and that the same is properly signed, attested, recorded, and approved and that any public hearings and notices thereof as required by law have been given.

Section 6. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the peace, health, safety and general welfare of the people of this municipality, and shall take effect at the earliest date provided by law.

Approved, adopted, and effective this 20th day of October 2026.

CITY OF EDEN:

Neville Hall

Neville Hall, Mayor

ATTEST:

Deanna Hunt

Deanna Hunt, City Clerk

CITY OF EDEN SEAL ROCKINGHAM COUNTY, N.C.