

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE TOWN OF  
ROBBINS UNIFIED DEVELOPMENT ORDINANCE**

**THAT WHEREAS**, the Town of Robbins has enacted a set of development regulations that control land development and construction within the Town's incorporated and extraterritorial jurisdiction areas; and

**WHEREAS**, in order to promote the public health, safety and general welfare and to promote the best interests of the Town and community, it is necessary from time to time for the Planning Board and Town of Commissioners to consider appropriate revisions, modifications and updates to the Town's Regulations; and

**WHEREAS**, the Town staff identified a need to amend *Section 152.029 (N) (1) (a) At least one of the units is a manufactured dwelling and one of the units is a single-family detached home (built according to State Building Code standards)*;

**WHEREAS**, the Planning Board hereby recommends adoption of the proposed UDO Text Amendment to the Town Council and finds that the amendments are (i) consistent with the Town's 2014 Land Use Plan (Land Use Plan 2014-2030); and

**WHEREAS**, pursuant to N.C. General Statutes and Town ordinances, a public hearing, properly noticed, was held on January 28, 2025, where public comment was heard and considered by the Town Council regarding this issue; and

**WHEREAS**, the Commissioners for the Town of Robbins hereby find that proposed UDO Text Amendments are (i) consistent with the Town's 2014 Land Use Plan, and (ii) are in the public's interest because it will advance the public health, safety, and/or welfare of the Town of Robbins through updated statutory procedures and requirements for development within the Town's planning jurisdiction.

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of the Town of Robbins that:

1. The *152.029 (N) (1) (a)* is hereby adopted and amended to as indicated in **bold**:

A. Statutory Authorization, Findings of Fact, Purpose, and Objectives

1. Statutory Authorization

**At least one of the units is a modular dwelling and one of the units is a single-family detached home (built according to State Building Code standards)**;

2. **Repeal of Conflict Ordinances** - All parts of the UDO of the Town of Robbins conflicting or inconsistent with the provisions of this ordinance Amendment are hereby repealed.
3. **Severability** - If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances
4. **Inclusion in code** - It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Robbins, North Carolina; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.
5. **Effective Date** - This ordinance shall be effective upon adoption this 13th day of March 2025.

Adopted this on the 13th day of March 2025.

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Cameron Dockery, Mayor

Attest:

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Jessica C. Coltrane, CMC, Town Clerk