

ZTA22-01

Zoning Text Amendments to the Unified Development Ordinance (UDO)

Applicant: Gaston County Planning Board

Proposed Text Change: Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19; Chapter 9 (General Provisions): Section 9.6



Background

- Staff has received several requests for this type of development. All requests have been specific in how their development can help a particular community (ex: veterans, handicap adults, and widows)
- Alternative form of affordable housing
- Creative solution to housing crisis

Proposed Amendments



Table 2.7-1 Defined Terms		
Term	Use Table Subcategory*	Definition
Dwelling, Small House		<p>A "Dwelling, Single-family Detached", also known as a "tiny homes" or "tiny houses", is no greater than eight hundred (800) square feet, per these definitions and is constructed or assembled onsite, and meeting applicable NC State Building Code requirements.</p> <div data-bbox="1444 639 1705 831" data-label="Image"> A photograph of a small, modern, single-story house with large windows and a gabled roof, surrounded by greenery. </div> <div data-bbox="1738 568 2024 776" data-label="Image"> A photograph of a small, modern, single-story house with a gabled roof and large windows, surrounded by greenery. </div>
Residence Hall	Residential	Dependent or independent living facility with common areas for residents.
Small House Community		A development that allows for multiple small house dwelling units on one lot. Small House Communities may have shared spaces, community utilities, and one residence hall.

Proposed Amendments



Photo (c) Ross Chapin, Architects

ALPHABETICAL LISTING OF USES ON THE USE TABLE 7.1-1

Residence Hall

Residential

Small House Community

Residential

Table 7.1-1: Table of Uses

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP																								
USE CATEGORY	RESIDENTIAL ZONING DISTRICTS								OFFICE DISTRICTS				COMMERCIAL DISTRICTS						INDUSTRIAL DISTRICTS				Suppl. Regs. Ch. 8	Parking Regs. Ch. 10
	R-1	R-2	R-3	RLD	RS-20	RS-12	RS-8	RMF	TMU	OLC	O-1	OM	CBD	UMU	GPX	NBS	C-1	C-2	C-3	I-1	I-2	I-3		
Residential																								
Small House Community	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP			SP							8.1.19

Proposed Amendments

SECTION 8.1.19 SMALL HOUSE COMMUNITY

A. SMALL HOUSE COMMUNITY GUIDELINES:

1. *Small House Communities are allowed in all residential zoning districts and in the TMU, UMU, and C-1 zoning districts by issuance of a Special Use Permit.*
2. *Small House Communities must have a Special Use Permit and follow procedures outlined in Section 5.11.2.*
3. *A site plan must be submitted for all Small House Communities. Requirements for site plans can be found in Section 5.23. Additional requirements to be included in initial site plan for review:*
 - *Paved walkways (or any hard surface) throughout development, specifically between all structures and open space areas.*
 - *Trash truck access to proposed solid waste dumpster or access to individual carts*
4. *All Small House Communities shall not exceed ten (10) dwelling units per acre. Water and sewer allowance and requirements will affect overall density of the project. Applicant should coordinate with the Gaston County Health Department and local utility providers for availability and capacity of utilities.*
5. *Community water and sewer are allowed. All NC Building Code and Health Department standards must be met.*

Proposed Amendments

6. *One (1) off-street parking space is required per bedroom on the property as whole. Community parking areas are allowed.*

Example:

*12 small homes (2 bedrooms each) = 24 required parking spaces
+ Common Area / Residence Hall (4 bedrooms) = 4 required spaces*

Minimum of 28 parking spaces required

Additional parking spaces may be required based on overall site plan. For example, proposed on-site staff will require additional parking spaces of one (1) space per staff person during shift of greatest staff. Accessible parking spaces may be required as well by NC Building Code.

Proposed Amendments

7. *Limited landscape screening will be required. Site plan must show at least half (1/2) of what is required in the type A Buffer, Option 1 found in Section 11.3.3.*
8. *Lighting requirements shall be the same as provided in Section 9.13 with the exception that walkway lights may be shorter than three (3) feet in height.*
9. *Noise requirements shall be the same as provided in Section 9.23 of this Ordinance.*
10. *Odor control requirements shall be the same as provided in Section 9.22 of this Ordinance.*
11. *Solid waste dumpsters are allowed per Section 9.25 or individual carts will be allowed if accessible.*
12. *Accessory structures are permitted but shall be limited to one (1) per small house and shall be no greater than 50% of the square footage of the principal dwelling unit.*
13. *Setback requirements shall be the same as the requirements for the underlying zoning jurisdiction. All dwelling units must have twenty (20) feet separation. Accessory structures must be more than five (5) feet away from their principal structure, twenty (20) feet from all other principal dwelling units and meet standard lot setbacks.*
14. *Parcels with Small House Communities may not be subdivided. The following note shall be added to the final plat:
 *"At no point shall this parcel be subdivided."**
15. *Mailboxes shall be provided in accordance with United States Postal Service Standards.*
16. *Each dwelling unit shall have individual electric and telephone services and all utility lines shall be placed underground.*

Proposed Amendments

SECTION 9.6 ONE PRINCIPAL BUILDING OR USE PER LOT

- A. No more than one (1) principal building devoted to a residential use shall be located on a lot, except as:
- (i) part of a multifamily development
 - (ii) planned residential development
 - (iii) as **part of** private residential quarters per Section 8.1.17;
 - (iv) as **part of** a temporary manufactured home as provided in Section 5.8.4(H);
 - (v) part of a planned unit development, ~~or~~
 - (vi) on any lot having an area of ten (10) acres or greater, a second residential structure may be developed, with each structure having sufficient land area accompanying the structure so that in the event it is sold, the structure and land could be divided into a lot which would meet the guidelines listed in this ordinance.
 - (vii) ***part of a Small House Community***