

TEXT-26-05-20-00013

Case Type

Applicant: Gaston County Planning and Zoning Staff

Request: Amend sections of the UDO to clarify and simplify the requirements for Open Space in subdivisions



Sec. 2.7 - Terms defined in this ordinance.

Common Open Space	Land and/or water areas within the site designated for a particular development, not individually owned, which are designed and intended for the common use or enjoyment of the residents of the development but not including any <u>lands</u> occupied by streets, street rights-of-way, or off-street parking.
Common Open Space, Improved	An area of open space within a development site designed and intended for the use and enjoyment of residents within the development. <u>Uses in improved open spaces may be passive or active.</u>

General Requirements

- Applies to all subdivisions of land
- Considers existing and approved greenway and trail plans
- Defines Ownership and Maintenance of Open Space
- Reduction up to 30% if within ½ mile of public open space
- Other landscape and screening areas cannot be counted towards this requirement

TABLE 11.7.1(A)

Number of Lots Being Proposed	Open Space Requirement
5 <u>lots</u> or less	Open space NOT required
6 lots or more	
Min. Lot Size Proposed	
0 to 11,999 sqft.	20%
12,000 – 19,999 sqft.	15%
20,000 – 29,999 sqft.	10%
30,000 – 43,559 sqft.	5%
43,560 + sqft.	0%

Nature of Land to be Dedicated

- Single parcel when feasible and practical
- 2/3 to be developed for “active recreation”
- Water/Ponds may be considered if useable for recreation purposes
- Reasonably located and accessible

Action Requested

- **Receive Staff Report and Presentation**
- **Make a recommendation to:**
 - a) Approve as presented
 - b) Approve as modified
 - c) Disapprove the request