

TEXT-23-03-21-00008

Applicant: Gaston County Planning Board

Request: To amend Chapter 2 (Definitions), Table 2.7-1 - the definition of “Dwelling, Small House” to allow for a structure no greater than 1,000 sqft.



BACKGROUND

- North Carolina Housing Finance Agency requires two-bedroom dwelling units to have a minimum of 850 heated square feet to qualify for financing.
- Current definition restricts small homes to 800 sqft which would restrict financing options for this dwelling type

ORIGINAL PROPOSAL

- Increase size to 850 sqft.

AMENDED PROPOSAL

- Increase size to 1,000 sqft.
- Remove references to “tiny homes” and “tiny houses”

TABLE 2.7-1 DEFINED TERMS

Term	Use Table Subcategory*	Definition
Dwelling, Small House		<p>A "Dwelling, Single-family Detached", also known as "tiny homes" or "tiny houses", <u>that</u> is no greater than 800 <u>1,000</u> square feet, constructed or assembled onsite, and meets applicable NC State Building Code requirements.</p> <div data-bbox="1192 883 1520 1127" data-label="Image"> </div> <div data-bbox="1562 792 1906 1058" data-label="Image"> </div>