

ZTA21-01

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

Description: Amendments include language to expand the definition of Common Open Space, Improved, and make modifications to subsequent Chapters accordingly.



Highlighted italics – additions; strikeouts = deletions

TABLE 2.7-1 DEFINED TERMS		
Term	Use Table Subcategory*	Definition
Common Open Space, Improved	Civic/Community Organizations	Common open space which has been improved with recreational areas and amenities such as, but not limited to, ball fields, tennis courts, swimming pools, nature trails, clubhouses, cabanas, gazebos , etc.

Table 7.1-1: Table of Uses

[illegible]



PROPOSED TEXT AMENDMENT – PLANNING BOARD REVIEW – FEBRUARY 2021

Highlighted italics – additions; strikeouts = deletions

8.1.19 ***COMMON OPEN SPACE, IMPROVED***

- A. *These facilities may be illuminated in a general manner for night use to provide for safety and general operation of the facility meeting the requirements of Section 9.13.*
- B. *Outdoor recreational facilities shall be located at least fifty (50) feet from property line and have a grade A screen.*
- C. *Accessory buildings to the recreational use shall comply with setbacks and screening requirements of the zoning district, which the use is located.*