

# Text Amendment Request

## TEXT-22-10-18-00005

Applicant: Gaston County Planning Board

Request: Update Section 9.12 of the Unified  
Development Ordinance



# Background

- Home Occupations Section – Amended July 2022
  - Sections 8.1.14 and 8.1.15
  - Purpose: Align with what is allowed by NC Building Code

# Current Text

## **Sec. 9.12 Use of manufactured homes.**

- A. Manufactured homes may be used only as a place of residence (i.e., as a dwelling unit). Use of a manufactured home for other uses including, but not limited to, sales offices, school buildings, beauty shops, banks, retail stores, accessory structures, etc. shall be prohibited.
  - B. A manufactured home, once constructed, shall always be classified as such a use regardless of any external or internal renovations, improvements, additions, or changes made. Notwithstanding, the class of a manufactured home (i.e., class A, B, C, or D) may be changed according to the corresponding modifications being made.
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# Proposed Amendment

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## Sec. 9.12 Use of manufactured homes.

- A. In no instance may a manufactured home be used for a nonresidential purpose.
  - ~~B. A manufactured home, once constructed, shall always be classified as such a use regardless of any external or internal renovations, improvements, additions, or changes made. Notwithstanding, the class of a manufactured home (i.e., class A, B, C, or D) may be changed according to the corresponding modifications being made.~~
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# If Approved...

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