



Zoning Text Amendment: TEXT-22-12-09-00006 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.20

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NOW, THEREFORE, BE IT RESOLVED by the County Commission upon consideration of the proposed amendments, public hearing comment and Planning Board recommendation, the County Commission considers this action to be **(reasonable and in the public interest)** or **(not reasonable and not in the public interest)** and finds the proposed amendments to be **(consistent)** or **(not consistent)** with the County's Comprehensive Land Use Plan.

The County Commission **(hereby approves, effective with the passage of the Resolution)** or **(hereby disapproves)** the amendments to UDO Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.20.

The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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Chad Brown, Chairman  
Gaston County Board of Commissioners

#### Certification

I, Donna S. Buff, Clerk to the Gaston County Board of Commissioners, do hereby certify that the above is a true and accurate copy of the Zoning Text Amendment: TEXT-22-12-09-00006 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO) Chapters 2, 7, and 8 (*Attached*) as adopted by the Board of Commissioners on January 24, 2023 and is to be set forth in the Gaston County Unified Development Ordinance (UDO) upon adoption.

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Donna S. Buff, Clerk to the Board

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**Sec. 2.7 Terms defined in this ordinance.**

- A. A list of definitions of terms, phrases and words used in this Ordinance follows. Other terms may be defined elsewhere in this Ordinance. Terms that are specifically defined in this Ordinance outside of Section 2.7 shall apply solely to the Sections or Chapters as so indicated, may supersede the definition list in this Section 2.7. Definitions of Terms found in Section 2.7 shall otherwise be applicable throughout the Ordinance.
- B. Words not specifically defined in this Ordinance shall be defined by reference in the following order: first in the most recently adopted version of the State Building Code; second in the Merriam-Webster Dictionary, and third in the American Collegiate Dictionary. The Land Use Administrator shall make the interpretation if not found in the above references.

<b>TABLE 2.7-1 DEFINED TERMS</b>		
<b>Term</b>	<b>Use Table Subcategory*</b>	<b>Definition</b>
Common Open Space, Improved	Civic/Community Organizations	An area of open space within a development site designed and intended for the use and enjoyment of residents within the development. Uses in improved open spaces may be passive or active.

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	IU		
Common Open Space, Improved	Xs	Xs	Xs	Xs	Xs	Xs	Xs	Xs																8.1.20	1.52

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**Sec. 8.1.20 Common Open Space, Improved.**

- A. A minimum of thirty (30%) percent of the required common open space within a development site shall be Improved Common Open Space. Of this Improved area, one-half must be active space.
- B. These facilities shall be illuminated in a general manner for night use to provide for the safety and general operation of the facility. Regulations found in Section 9.13 shall apply.
- C. Active outdoor recreation facilities shall be located at least fifty (50) feet from property lines and a grade A buffer around the use exterior boundaries of the development to the neighboring properties.
- D. Locations of all open space areas in major subdivisions shall be submitted and reviewed during the conditional rezoning process.
- E. Required open space shall not be provided within the boundary of any proposed building lot.
- F. No lot shall be further than eight hundred (800) feet from any improved open space.
- G. Improved Common Open Space shall be ADA accessible and usable by all residents within the development.
- H. A maintenance plan for the Improved Common Open Space shall be submitted at the time of the site plan review. All improved open space shall be maintained by a homeowner's association and shall be subject to covenants and easements reviewed by the Building and Development Services Department and filed for recording when the final plat for the project area is recorded.