

ZTA18-02

Zoning Text Amendments to the Unified Development Ordinance (UDO)



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PROPOSED TEXT AMENDMENTS --- PUBLIC HEARING – October 2018

highlighted *italics*=additions; strikeouts=deletions

Chapter 2 ----

The list of terms defined in this Ordinance and shown in Table 2.7-1 is as follows:

(Note: an * means it is also on the Use Table in Chapter 7)

TABLE 2.7-1		
DEFINED TERMS		
Term	Use Table Subcategory*	Definition
Junkyard and Salvage Yard	Industrial / General Manufacturing	<i>An establishment, location or place of business which is maintained, operated or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard or salvage yard. The term “junkyard” shall include, any salvage yard, scrap yard, or related use, including any use involving the storage or disassembly of wrecked or non-functioning automobiles, trucks, or other vehicles; storage, baling or otherwise dealing in scrap metal, commercial/residential appliances, used plumbing fixtures and used brick, wood, or other building materials. Materials enclosed in closed buildings, solid waste containers or rolling stock are excluded. The use of more than five hundred (500) square feet of the area of any lot for the outdoor storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of two (2) or more automobiles, vehicles or machinery or parts thereof.</i>
Conference / Retreat / Event Center	Civic / Community Organizations	<i>A facility used for conferences, seminars, and events which may or may not offer accommodations for sleeping, food preparation and eating, recreation, entertainment, resource facilities, and meeting room for those in attendance of an event at the facility.</i>



Chapter 6 ----

6.2.1

G. RMF RESIDENTIAL MULTI FAMILY

The purpose of this district is intended primarily as a residential district for the location of single family, two family and multifamily dwellings along with their customary accessory uses so as to establish areas where development patterns are somewhat denser than surrounding areas. In order to ensure that developments are well planned and compatible with adjoining residential uses, density levels of development in excess of six (6) **eight (8)** units per acre are allowed subject to the issuance of a ~~Conditional Use Permit (CUP) by the Board of Adjustment~~ **Conditional Use District (CD)**. This district should have access to public or community water and sewer utilities.

Chapter 7 -----

ALPHABETICAL LISTING OF USES ON THE USE TABLE 7.1-1

X = Permitted use by right; C = Conditional Use Permit required; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Exception required; s = Supplemental regulations listed in addition to X, C, 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	RL D	RS-20	RS-12	RS-8	RM F	TM U	OL C	O-1	OM	CB D	UM U	GP X	NB S	C-1	C-2	C-3	I-1	I-2	I-3	IU		
College / University		C	C	C						X	C		X				C	X	X						1.41
School, Vocation										Cs			Cs	Cs			Cs	Xs	Xs	Xs	Xs	Cs	Xs	8.4.18	1.47
Conference / Retreat / Event Center	Cs	Cs	Cs	Cs						X	X						X	X	X					8.4.29	1.4



Chapter 8 ----

8.1.17 PRIVATE RESIDENTIAL QUARTERS

Private residential quarters shall be permitted as an accessory use to any single-family detached dwelling unit (excluding manufactured homes) in accordance with the following requirements:

- A. The same person shall own the private residential quarters and principal dwelling units. The owner of the principal dwelling unit shall live on-site.
- B. A disabled person, family member, an occasional guest or live-in servant shall occupy the private residential quarters.
- C. The private residential quarters shall not serve as a rental unit for gain (except in a Traditional Neighborhood Development).
- D. The private residential quarters may be attached to or separate from the principal dwelling unit. Except in a TND, the private residential quarters may be located in a separate accessory structure if the area of the lot is at least one-hundred fifty (150) percent that of the smallest approved lot size for the TND.

Example: The smallest lot is five thousand (5,000) square feet. The minimum lot size for the lot containing the PRQ to be in an accessory structure shall be a minimum of seven thousand five hundred (7,500) square feet.

- E. If the private residential quarter is in a detached structure, it shall be served by the same driveway accessing the principal structure.
- F. The ground floor area of the private residential quarters shall be no greater than fifty (50) percent of the ground floor area of the principal dwelling unit, or seven-hundred fifty (750) square feet, whichever is less.



- G. If the private residential quarter is located in an accessory structure, said structure shall be located in the rear or side yard. No such structure shall be located closer than fifteen (15) feet from any side or rear lot line (except in a TND). The accessory structure housing the private residential quarters shall not exceed the height of the principal dwelling.



- H. No more than one (1) private residential quarter per lot shall be allowed.
- I. A private residential quarter shall have at least two (2) off-street parking spaces.



J. A manufactured home is not allowed to be used as a private residential quarter.

8.4.29 CONFERENCE / RETREAT / EVENT CENTER

- A. The facility may only be used by organized groups for educational or recreational purposes.*
- B. All activities of the facility including the parking lot must meet the zoning district setbacks.*
- C. In the residential districts a minimum screening buffer of Type B is required.*

Chapter 10 ----

SECTION 10.12 PARKING AND STORAGE OF BOATS AND OF RECREATIONAL VEHICLES

- A.** A recreational vehicle shall not be deemed a dwelling unit. A recreational vehicle, except in a camping and recreational vehicle park or on an approved space within a Manufactured Home Park shall not be used for living, sleeping or housekeeping purposes.
- B.** The following provisions apply to all lots in a residential zoning district, except for lots over five (5) acres in size located in a R-1, R-2 and R-3 zoning district:
 - 1.** No more than one (1) recreational vehicle (i.e., RV motor home, travel trailer) over eight (8) feet in height and no more than one (1) boat or trailer combination over eight (8) feet in height may be parked on a lot containing a principal single-family dwelling.
 - 2.** Such recreational vehicle shall be parked behind the rear ~~front~~ building line of the principal building and shall be located no closer than **fifteen (15) feet from the property line in the side yard or** five (5) feet from any property **line**



in the rear yard and on a gravel or hard surface parking area. Recreational vehicles that do not belong to the property owner but to visiting guests may be parked beyond the front building line of the principal structure for a period not to exceed fourteen (14) consecutive days. No greater than three (3) such parking events may be allowed per calendar year on any lot. In no case shall the vehicle be parked in a manner that impairs motorists' vision. Otherwise, such vehicles shall be parked in an enclosed garage.

3. *Such boat or trailer combination shall be parked behind the rear building line of the principal building and shall be located no closer than five (5) feet from any property line.*

- C. For multifamily developments that have designated areas for the parking of boats or recreational vehicles, such areas shall be located outside of any required setback, buffer, or landscaped area.

Chapter 13 ----

SECTION 13.11 SUBMITTAL REQUIREMENTS FOR PRELIMINARY AND FINAL PLAT

D. The following procedures and requirements must be followed to get preliminary plat approval:

3.w. Interior Blocks

~~In cases where subdivisions create an interior block surrounded by roadways, streets, etc. the interior block shall have at least one (1) control monument and shall be tied to at least one (1) control monument outside of the interior block.~~ **Reserve**

SECTION 13.28 MONUMENTS REQUIRED

13.28.1 CONTROL CORNER **RESERVED**

~~In accordance with article 5A, chapter 39 of the North Carolina General Statutes, whenever a subdivider shall divide any parcel of real estate into lots and lay off streets, he shall cause at least two (2) or more corners of the development to be designated as a control corner and place at such control corner a permanent marker. The permanent marker shall be as prescribed in the G.S. 47-30 mapping requirements, as amended; standards of practice for land surveying in North Carolina, amended effective~~



~~February 1, 1996, or latest amendment, published by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors, General Statutes of North Carolina chapter 89C, as amended, and the requirements of the Gaston County register of deeds shall apply to all surveys and maps.~~

Chapter 15 ----

SECTION 15.9.1 HIGH DENSITY DEVELOPMENT

- A. When new development exceeds the density / build-upon area, outlined in Section 15.5.2 for each respective watershed, the Watershed Review Board may approve high density development proposals (increase in density and/or built upon area), only when engineered storm water controls ~~devises~~ are used. Each engineered storm water control devise shall be designed and constructed to control runoff from the first inch of rainfall with development shall not to exceed limits for the below listed watershed designations:

Long Creek WS-II-BW (LCWSII-BW):30% built-upon area

Long Creek WS-II-CA (LCWSII-CA): 24% built-upon area

Indian Creek WS-II-BW (ICWSII-BW):30% built-upon area

Buffalo Creek WS-III-BW (BCWSII-BW):50% built-upon area

Mountain Island Lake WS-IV-CA (MILWSIV-CA):50% built-upon area

Mountain Island Lake WS-IV-PA (MILWSIV-PA):70% built-upon area

Catawba River WS-IV-CA (CRWSIV-CA):50% built-upon area

Catawba River WS-IV-PA (CRWSIV-PA):70% built-upon area

South Fork River WS-IV-CA (SFRWSIV-CA):50% built-upon area

South Fork River WS-IV-PA (SFRWSIV-PA):70% built-upon area.

