

# ZTA19-02

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## Zoning Text Amendments to the Unified Development Ordinance (UDO)



*Gaston County Department of Planning & Development Services*  
128 West Main Avenue, Gastonia, NC 28053 (704)866-3195

PROPOSED TEXT AMENDMENTS – PUBLIC HEARING – May 2019

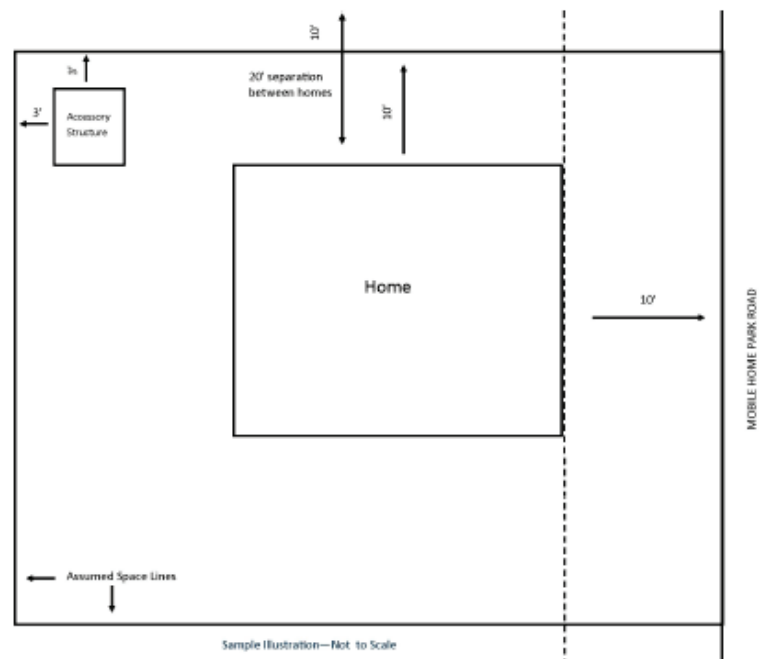
Highlighted italics = additions; strikeouts = deletions

TABLE 2.7-1 DEFINED TERMS		
Term	Use Table Subcategory*	Definition
Dwelling, Single-family Attached		<p>A single-family dwelling that is connected by means of a common dividing structure or load-bearing wall, or by means of a floor-to-ceiling connection, of at least ten (10) linear feet, to one (1) or more other single-family dwellings.</p> 
Dwelling, Single-family Detached	Residential	<p>A detached building designed for or occupied exclusively by one (1) family, but not to include manufactured homes as defined by this Ordinance.</p> 
Dwelling, Small House		<p>A "Dwelling, Single-family Detached", also known as "tiny homes" or "tiny houses", per these definitions, that is a minimum of three-hundred twenty (320) square feet (or as allowed by the NC State Building Codes) and is constructed or assembled onsite, meeting applicable NC State Building Code requirements.</p> 

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**8.1.8 MANUFACTURED HOME PARK**

- A. A manufactured home located in a manufactured home park that existed on the effective date of this Ordinance may be replaced.
- B. Said replacement manufactured home may be placed on a preexisting manufactured home space provided that the front, side, and rear setbacks for the manufactured home that existed prior to the replacement of the manufactured are not reduced.
- C. Manufactured homes shall be in compliance with all other applicable local and state codes.
- D. In no instance shall a manufactured home park that existed on the effective date of this Ordinance be allowed to expand (i.e., increase in the number of manufactured home spaces) subsequent to the adoption of this Ordinance.
- E. In no instance shall any new manufactured home parks be created after the effective date of this Ordinance.
- F. Refer to Chapter 14 for Manufactured Home Park regulations.
- G. *Owners of existing Manufactured Home Parks may request to remove and replace an existing manufactured home unit or utilize a pre-existing manufactured home space for the placement of a Small House, as defined in Chapter 2.*
  - a. *The park owner may voluntarily request a conversion for one (1) or all of the existing spaces on a case-by-case basis. It is understood that this conversion process will need to be flexible due to the wide range of conforming and non-conforming Manufactured Home Parks in the County. No new spaces shall be created in this process. In no case shall this section of this ordinance supersede any other local, state or federal laws or guidelines such as NC Building Code, Environmental Health regulations or HUD standards, etc.*
  - b. *The park owner shall submit the following to be considered for a small home lot(s) conversion:*
    - 1. *Space(s): A scaled drawing of the existing space(s) to be considered and the adjoining spaces or outside park boundary showing distances to any lot lines, existing structure, utilities including septic, carports, accessory buildings and interior roads.*



2. *Dwelling Standards:* The proposed conversion space shall have a maximum dimension of the allowable home site and if one (1) or two (2) story with the total allowable heated square feet. Dwellings shall be a minimum of three-hundred twenty (320) square feet (or as otherwise allowed by NC State Building Code) and a maximum of eight-hundred (800) square feet in size. All dwellings shall be constructed and/or assembled onsite and must meet all applicable NC State Building Code requirements.
3. *Roadway and Parking:* Detail information on the existing and proposed roadway and parking space (19' x 9') improvements. Any portion of the Manufactured Home Park proposed for conversion shall improve the interior road up to a minimum standard as specified in the NCDOT "Minimum Construction Standards", including paving.
4. *Any fees as required by Gaston County.*
5. *Proposed converted spaces shall adhere to the following:* A ten (10) foot building separation from the assumed interior space line and/or twenty (20) foot separation between dwelling units (excluding carports, accessory structures or porches).

6. Carports: Carports and/or porches shall be no closer than three (3) feet from the assumed line. No carport enclosures shall be allowed.
  7. Accessory Buildings: Limited to one (1) and shall be no closer than three (3) feet from the assumed space line, six (6) feet to the nearest adjoining space accessory building or carport and no larger than fifty (50) percent of the heated area of the dwelling.
  8. The proposed dwelling shall be no closer than ten (10) feet from the front interior road and ten (10) feet to the rear assumed space line. In no case shall the setbacks be less than required in this Chapter for structures to the outside lot boundaries.
  9. Parking spaces (9' x 19'): Minimum of two (2) onsite when counting one (1) in the carport, consisting of a hard surface material (such as asphalt paving or bituminous surface treatment (BST) paving) on a well compacted sub-base, shall be provided for each home space.
  10. Mitigation of any existing Manufactured Home Park deficiencies that may preexist.
  11. No subdivision of the Manufactured Home Park shall be allowed unless it meets all the requirements of Chapter 13 of this Ordinance.
- c. The Zoning Administrator and Planning Director or designee shall have thirty (30) days from the date of application to consider approval following a written recommendation of the Chief Building Inspector, Environmental Health Supervisor, and the Fire Marshal or their individual departmental designee. Approval or denial shall be submitted in writing to the application and/or park owner. Approval expires one (1) year from date of approval unless extended by the issuance of a valid building permit on a per lot basis.