

Return To:
Donna S. Buff
Clerk to the Board

WHEREAS, the Planning Board provided recommendation for approval of said amendments during a public hearing on May 28, 2019, as follows:

Motion: Sain Second: Hollar Vote: Unanimous
Aye: Ally, Attaway, Barber, Harris, Hollar, Houchard, Hurst, Sain
Nay: None
Absent: Horne, Vinson
Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

<i>No.</i>	<i>DATE</i>	<i>M1</i>	<i>M2</i>	<i>CBrown</i>	<i>JBrown</i>	<i>AFrale</i>	<i>BHovis</i>	<i>TKeigher</i>	<i>TPhilbeck</i>	<i>RWorley</i>	<i>Vote</i>
2019-158	05/28/2019	BH	RW	A	A	A	A	A	A	A	U

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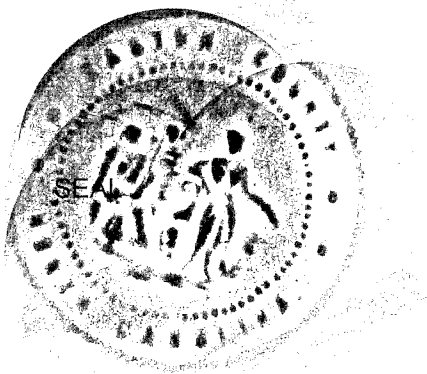
A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Text Amendment: ZTA19-02, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 8 (Supplemental Use Regulations): Section 8.1.8(G)
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NOW, THEREFORE, BE IT RESOLVED that after consideration of the proposed amendments, public hearing comment and Planning Board recommendation, the County Commissioners approves the amendments to amend UDO Chapter 2 (Definitions): Table 2.7-1; Chapter 8 (Supplemental Use Regulations): Section 8.1.8(G).

Certification

I, Donna S. Buff, Clerk to the Gaston County Board of Commissioners, do hereby certify that the above, as filed with the Clerk to the Board, is a true and accurate copy of the text amendment entitled Zoning Text Amendment: ZTA19-02, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 8 (Supplemental Use Regulations): Section 8.1.8(G) (*Attached*), as adopted by the Board of Commissioners on May 28, 2019 and is to be set forth in the Gaston County Unified Development Ordinance (UDO) upon adoption.




Donna S. Buff, Clerk to the Board

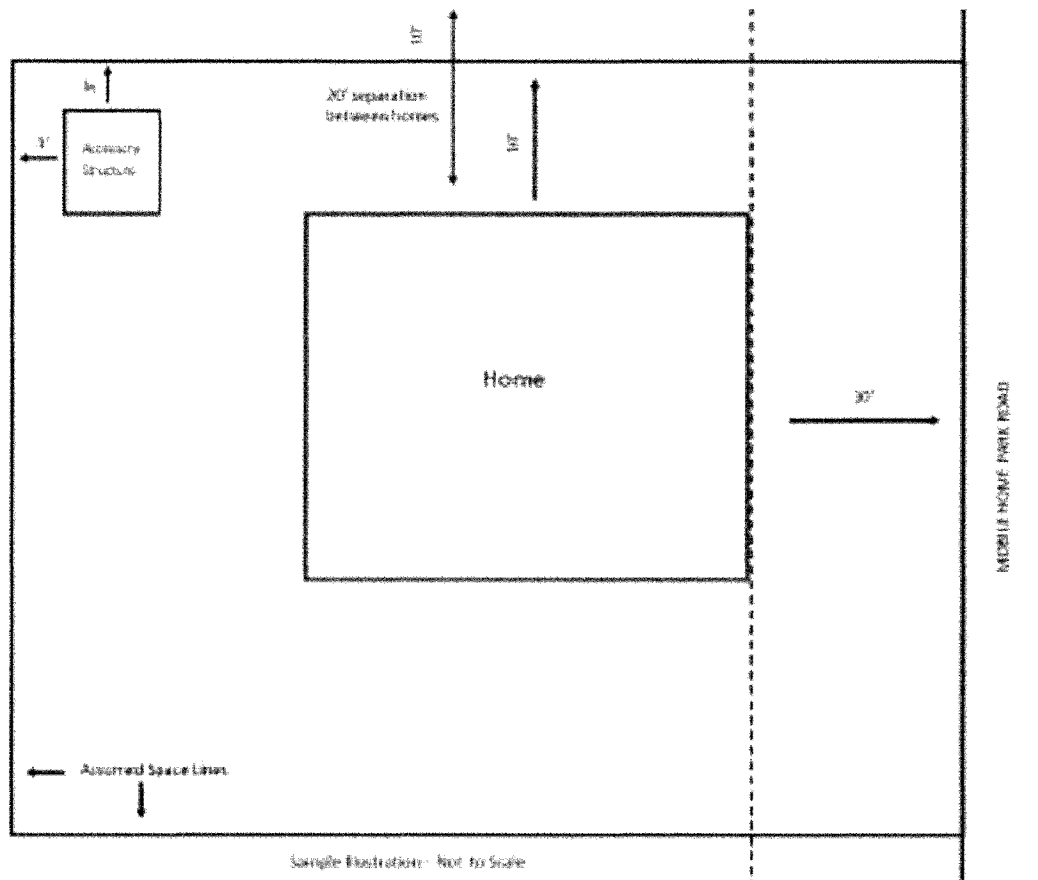


TABLE 2.7-1 DEFINED TERMS		
Term	Use Table Subcategory*	Definition
Dwelling, Single-family Attached		<p>A single-family dwelling that is connected by means of a common dividing structure or load-bearing wall, or by means of a floor-to-ceiling connection, of at least ten (10) linear feet, to one (1) or more other single-family dwellings.</p> A 3D architectural rendering showing a row of three attached townhouses. Each unit has its own front entrance and a small front yard, but they are connected by a common side wall.
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> A 3D architectural rendering of a single-story detached house with a gabled roof, a front porch, and a driveway.
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> Two side-by-side photographs of small, modern houses. The left photo shows a small house with a gabled roof and a small porch. The right photo shows a small house with a steep gabled roof and a small porch.



8.1.8 MANUFACTURED HOMEPARK

- 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.



Gaston County

Gaston County
Board of Commissioners
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Planning Board Action

File #: 19-205

Commissioner Philbeck - Planning & Development Services - Zoning Text Amendment: ZTA19-02 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 8 (Supplemental Use Regulations): Section 8.1.8(G)

STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

BACKGROUND

The Unified Development Ordinance (approved April 24, 2008), sets forth procedures for amendment procedures in Chapter 5, requiring a joint public hearing by the Planning Board and Commission. A recommendation on the amendments is provided by the Planning Board, with final action on said amendments by the Commission, to consider text amendments to Application Number ZTA19-02 Gaston County Planning Board (Applicant), to request the Board of Commission to consider approval of the proposed text amendments to the UDO: Chapter 2 (Definitions): Table 2.7-1; Chapter 8 (Supplemental Use Regulations): Section 8.1.8(G). A joint public hearing was advertised for and held on May 28, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the zoning text amendments. The proposed amendments introduce the addition of Small Houses, also known as Tiny Homes, under the Manufactured Home Park Supplemental Use Regulations section of the UDO. The Planning Board reviewed the amendments at its last regular Planning Board meeting (04/23/2019) and unanimously recommended to move them to the public hearing process.

ATTACHMENTS

Resolution - ZTA19-02; Zoning Text Amendments - ZTA19-02

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2019-158	05/28/2019	BH	RW	A	A	A	A	A	A	A	U

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