

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE OF THE CITY OF GASTONIA**

An ordinance amending *Section 2.7* and *Section 7.3-1* of the Unified Development Ordinance.

WHEREAS, the City of Gastonia deems it necessary to update the Unified Development Ordinance in order to facilitate the use of land and to maintain consistency with other UDO jurisdictions; and

WHEREAS, the City of Gastonia deems it necessary to and in the public interest to have clear, concise and consistent standards for the management of growth and development throughout the city; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASTONIA as follows:

Section 1. This text amendment shall revise the following sections 2.7 and 7.3-1 of the UDO as follows:

SECTION 2.7 TERMS DEFINED IN THIS ORDINANCE

- A. A list of definitions of terms, phrases and words used in this Ordinance follows. Other terms that are defined elsewhere in this Ordinance are found in Chapter 7 (FH Flood Hazard Overlay District) and Chapter 5 (Vested Rights). Terms that are specifically defined in this Ordinance outside of Section 2.7 shall apply solely to the Sections or Chapters as so indicated. 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, the most recently adopted version of the State Building Code; second, the Merriam-Webster Online Dictionary; and third, the American Collegiate Dictionary. The Administrator shall make the interpretation if not found in the above references.

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

Lot Line, Front	The lot line that separates a lot from a street right-of-way.
Lot Line, Interior	A lot line that does not have street frontage.
Lot Line, Rear	The lot line opposite and most distant from the front lot line.
Lot Line, Side	Any lot line abutting another lot and which is not a front or rear lot line.
Lot of Record	A lot or combination of contiguous lots described pursuant to the most current plat or metes and bounds description or descriptions recorded in the office of the Gaston County Register of Deeds.
Lot Width	The horizontal distance between side lot lines at the front building line measured parallel with the front lot line.
	<p style="text-align: center;">Lot Width</p> <p>The diagram shows a central lot with a yellow front setback area and a green side setback area. The front setback area is bounded by the front lot line and the front setback line. The side setback area is bounded by the side lot lines. The lot width is the horizontal distance between the side lot lines at the front building line, measured parallel to the front lot line.</p>
Lot, Corner	A lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other. The street line forming the least frontage shall be deemed the front of the lot.
Lot, Interior	A lot other than a corner lot.
Lot, Nonconforming	Any lot of record which does not meet the minimum yard or area requirements established in these regulations at the time of this Ordinance's adoption or any amendment thereto.
Lot, Through	A lot that fronts upon two (2) parallel streets, or that fronts upon two (2) streets that do not intersect at the boundaries of the lot.
Machine, Metal, Woodworking, and Welding Shop	A workshop in which work, including but not limited to metal and woodwork, is machined, assembled or finished.
Manufactured Goods	Manufacturing, refining, processing, or assembly of goods or products subject to the following limitations:
	The term "NAICS" shall refer to the North American Industry Classification System as set forth in the NAICS Manual published by the United States of America, Executive Office of the President, Office of Management and Budget and unless a use is defined in this Ordinance, the NAICS Manual shall be used to define, clarify or more specifically identify the uses and groups of uses listed. While the NAICS Manual uses the term "establishments primarily engaged in" in defining types of manufacturing operations, this Ordinance shall be construed to mean that if the activity is conducted at all within the use and that activity is listed as being a "conditional use," then the entire use shall be deemed a "conditional use" as opposed to being a "permitted use."
Manufactured Goods, Class 1	All manufacturing industries except those listed as "Manufacturing Goods, Class 2" or "Manufacturing Goods, Class 3."
Manufactured Goods, Class 2	The following manufacturing industries as identified by their NAICS Category and Code Number(s):

	<ul style="list-style-type: none"> • Flour and other grain mill products, sugar refining (NAICS 311211, 311311, 311313)
	<ul style="list-style-type: none"> • Animal feeds and pet foods (NAICS 311111, 311119, 311611)
	<ul style="list-style-type: none"> • Fats and oils (NAICS 31122)
	<ul style="list-style-type: none"> • Dying and finishing textiles, except wool fabrics and knot goods (NAICS 313210, 3133, 315192, 315191, 315111, 315119)
	<ul style="list-style-type: none"> • Coated fabrics, rubberized and not rubberized; canvas and related products (NAICS 313320, 314912, 315299, 315999, 326192, 326299, 339113, 339932)
	<ul style="list-style-type: none"> • Sawmills and planing mills, general (NAICS 321113, 321912, 321918, 321999)
	<ul style="list-style-type: none"> • Wood preserving; reconstituted wood products; pulp mills; paper mills; paperboard mills (NAICS 321114, 321219, 322110, 322121, 322122, 322130)
	<ul style="list-style-type: none"> • Industrial inorganic chemicals; Plastic materials, synthetic resins and rubber; cellulosic and other man-made fibers, except glass (NAICS 3252, 32518, 325120, 325131)
	<ul style="list-style-type: none"> • Soaps, detergents and cleaning preparations and other toilet preparations (NAICS 3256); except perfumes and cosmetics
	<ul style="list-style-type: none"> • Paints, varnishes, lacquers, enamels and allied products (NAICS 32551)
	<ul style="list-style-type: none"> • Industrial organic chemicals; agricultural chemicals (fertilizers, pesticides, etc.) (NAICS 32531, 32532)
	<ul style="list-style-type: none"> • Miscellaneous chemical products (all products listed under NAICS 32552, 32592, 32591, 325182, 325199, 311942, 325998, 325510) (e.g., adhesives, sealants, explosives, printing ink, carbon black, and other chemical and chemical preparations)
	<ul style="list-style-type: none"> • Lubricating oils and greases (NAICS 324191)
	<ul style="list-style-type: none"> • Products of petroleum and coal classified under NAICS 324199
	<ul style="list-style-type: none"> • Tires and inner tubes (NAICS 326211)
	<ul style="list-style-type: none"> • Leather tanning and finishing (NAICS 316110)
	<ul style="list-style-type: none"> • Structural clay products (NAICS 32712, 327331)
	<ul style="list-style-type: none"> • Abrasive products; asbestos products; mineral wool; (NAICS 327910, 327993, 327999, 332999, 336340)
	<ul style="list-style-type: none"> • Minerals and earth, ground or otherwise treated (NAICS 212324, 212325, 212393, 212399, 327992)
	<ul style="list-style-type: none"> • Non-clay refractories (NAICS 327125)
	<ul style="list-style-type: none"> • Miscellaneous nonmetallic mineral products listed under NAICS 327112, 327999, 327420
	<ul style="list-style-type: none"> • Steel works, blast furnaces, and rolling and finishing mills; iron and steel foundries; primary and secondary smelting and refining of nonferrous metals; rolling, drawing and extruding of nonferrous metals; nonferrous foundries; (NAICS 324199, 331111, 331112, 331221, 332618, 3312, 3315, 3314, 3313)
	<ul style="list-style-type: none"> • Metal heat treating; metal forging-iron, steel and nonferrous; coating and engraving of metals and allied services (NAICS 3321, 33281, 339911, 339912, 339914)
	<ul style="list-style-type: none"> • Manufacture of other primary metal products listed under NAICS 331314, 331423, 331492, 332813, 331221, 332618

	<ul style="list-style-type: none"> • Manufacture of ordnance (arms, ammunition, etc.) and accessories except vehicles and guided missiles (NAICS 33299)
	<ul style="list-style-type: none"> • Power, distribution and specialty transformers (NAICS 335311)
	<ul style="list-style-type: none"> • Electrical industrial carbon and graphic products (NAICS 335991)
	<ul style="list-style-type: none"> • Storage batteries; primary batteries, dry and wet (NAICS 335911, 335912)
	<ul style="list-style-type: none"> • Under NAICS 325992, 333315 - all photographic supplies but not photographic equipment
	<ul style="list-style-type: none"> • Under NAICS 325998, 339942 all inks, paints, oils, enamels, and crayons
	<ul style="list-style-type: none"> • Carbon paper and inked ribbons (NAICS 339944)
	<ul style="list-style-type: none"> • Linoleum, asphalt - felt-base, and other hard surface floor covering listed under NAICS 326192
Manufactured Goods, Class 3	The following manufacturing industries as identified by their NAICS Category and Code Number(s):
	<ul style="list-style-type: none"> • Meat packing plants and poultry dressing plants (NAICS 311611, 311615, 311999)
	<ul style="list-style-type: none"> • Processing and packing of canned, cured, fresh, or frozen fish and seafood (NAICS 311711, 311712)
	<ul style="list-style-type: none"> • Petroleum refining (NAICS 32411)
	<ul style="list-style-type: none"> • Asphalt paving and roofing materials (NAICS 32412)
	<ul style="list-style-type: none"> • Mining (NAICS 221, 212, 213)
Manufactured Home	See "Dwelling, Manufactured Home"
Manufactured Home Park	Any site or tract of land (except a subdivision developed pursuant to this Ordinance) upon which two (2) or more manufactured home spaces are provided for lease or rental.
Manufactured Home Space	A plot of land within a manufactured home park designed for the accommodation of a single manufactured home in accordance with the requirements contained in this Ordinance.
Manufactured Home Stand	That portion of a manufactured home space designed for and used as the area occupied by a manufactured home.
Manufactured Home Subdivision	Manufactured home subdivision. A subdivision of land designed specifically for the placement of manufactured homes as the principal use upon the lots created therein. Manufactured home subdivisions shall meet the following criteria:
	(1) The property shall consist of at least ten (10) acres of land;
	(2) All lots, streets, utilities and other required improvements shall comply with Chapter 18, subdivision Ordinance;
	(3) The minimum size of any manufactured home shall be no less than eight hundred forty (840) square feet. This provision shall apply to any manufactured home placed in a manufactured home subdivision from and after October 1, 1995; and
	(4) Single-family dwellings may be constructed on any lot within a manufactured home subdivision.
Marina, Accessory	A facility which is accessory to a residential development and which provides boat slips for use by the residents of such development and their guests.
Marina, Commercial	A commercial facility containing moorings and boat slips available for use by the general public and which may also offer supply and repair services.

TABLE 7.3-1
BULK AND USE CHART

	I-1						I-2						I-3						I-U					
	A	W	F	S	R	H	A	W	F	S	R	H	A	W	F	S	R	H	A	W	F	S	R	H
Single-family Dwellings Attached	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Refer to 8.1.11/8.1.17 for requirements					
Dwelling, Two Family (Duplex)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Refer to 8.1.17 for requirements					
Single-family Dwellings Attached, Two Unit	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Refer to 8.1.17 for requirements					
Urban Multi-Family & Mixed Use Development	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Refer to 8.1.4 for requirements					
All Other Uses	None	70 ⁽¹⁾	50 ⁽⁶⁾	20 ⁽²⁾	30	50 ⁽³⁾	None	70 ⁽¹⁾	50 ⁽⁶⁾	20 ⁽²⁾	30	50 ⁽³⁾	None	70 ⁽¹⁾	50 ⁽⁶⁾	20 ⁽²⁾	30	50 ⁽³⁾	None ⁽⁴⁾	50 ⁽¹⁾	10 ⁽⁵⁾	10 ⁽²⁾	20 ⁽²⁾	50 ⁽³⁾

Notes:

- A = Minimum Lot Area
- W = Minimum Lot Width (as measured at the minimum front yard setback)
- F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots) S = Minimum Side Setback
- R = Minimum Rear Setback
- H = Maximum Building Height

* Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein.

1. Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.
2. Add ten (10) feet if abutting a residential zoning district.
3. The maximum height may be increased to seventy-five (75) feet if located two hundred (200) feet from a residentially zoned lot.
4. Ten thousand (10,000) square feet for multi-family developments
5. The front yard setback shall be zero (0) to twenty (20) feet, as measured from the edge of the adjoining front sidewalk.
6. Where no parking areas or drive lanes are located between the building and the street right-of-way, the minimum front setback may be reduced to fifteen (15) feet.

Section 2. All ordinances or portions of ordinances in conflict herein are hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 4. This ordinance shall take effect and be in force from and after the date of its adoption.

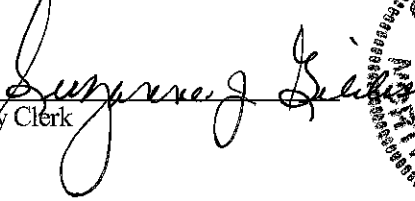
Section 5. This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and the city's commitment to establishing an interconnected, multimodal transportation system, and is reasonable and in the public interest because it promotes health, safety, and welfare.

This the 15th day of July, 2025.



Richard Franks, Mayor

ATTEST:


City Clerk



(Ord25-832)