



**Gastonia Planning Commission  
Special Meeting Schedule  
July 10<sup>th</sup>, 2025**

**5:00                      DINNER**

**5:30 – UNTIL            PLANNING COMMISSION MEETING**  
*(City Hall – City Council Chambers)*

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**ITEM 1a:    Role Call/Sound Check**

**ITEM 1b:    Contacts to Planning Commission Members**

**ITEM 1c:    Oath of Office**

**ITEM 1d:    Approval of June 5th, 2025 Minutes**

**ITEM 2:      2050 Comprehensive Plan Update (Informational purposes only)**

**Presentation:    Demetri Baches – Metrocology**

[Draft 2050 Comprehensive Plan PDF Attachment](#)

[Draft 2050 Comprehensive Plan Flip Book Attachment](#)

➤ *A Public Hearing for the Comprehensive Plan update will be held on **August 7<sup>th</sup>, 2025** at the Gastonia Planning Commission meeting.*

**ITEM 3:      Public Hearing – Unified Development Ordinance Amendment (File #202500281)**

Subject hearing involves a request to amend *Section 2.7 Terms Defined in This Ordinance* and related sections of *Chapter 7 Use and Building Lot Standards*, *Chapter 8 Supplemental Regulations* and *Chapter 9 General Provisions* of the Unified Development Ordinance to allow some uses classified as “Manufactured Goods” by right or by right with supplemental regulations in the I-2 General Industrial Zoning District.

**Staff Presentation:    Joe Gates, AICP – Assistant Planning Director &  
Donny Hicks – Gaston County EDC Executive Director**

➤ *The Gastonia City Council will hold a Public Hearing for the ordinance amendment at the **August 19<sup>th</sup>, 2025** meeting.*

**ITEM 4:      OTHER BUSINESS**

**ITEM 5:      ADJOURNMENT**

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**UPCOMING IMPORTANT DATES**

July 15<sup>th</sup> & August 5<sup>th</sup> – City Council Meeting – 6:00 p.m.  
August 7<sup>th</sup> – Planning Commission Meeting – 5:30 p.m.

## **Gastonia Planning Commission June 5<sup>th</sup>, 2025 Meeting Minutes**

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The Gastonia Planning Commission meeting commenced at 5:31 p.m. on Thursday, June 5<sup>th</sup>, 2025, in the Council Chambers at City Hall, located at 181 S. South Street, Gastonia, NC.

Present: Chair Kristie Ferguson, Vice Chair Chad Ghorley, Commissioners Megan Chapman, Carl Harris, Anthony Gallant, Glenn Silverman, and Julie Coffey

Absent: Commissioner Jeff Howe

Staff Members Present: Quentin McPhatter, Charles Graham, Joe Gates, Maddy Gates, Rebeca Mintz, Tucker Johnson, and Brent Ratchford

### **Item 1a: Role Call / Sound Check**

Chair Kristie Ferguson declared a quorum for the meeting.

### **Item 1b: Calls/Contacts to Planning Commission Members**

No Commissioners were contacted.

### **Item 1c: Approval of May 8<sup>th</sup>, 2025 Meeting Minutes**

Vice Chair Ghorley made a motion to adopt the May 8<sup>th</sup>, 2025 meeting minutes as presented. Commissioner Silverman seconded the motion. The motion to approve the May 8<sup>th</sup>, 2025 meeting minutes was unanimously passed (7-0).

Chair Kristie Ferguson read the rules of procedure and the time limitation policy.

### **Item 2: Public Hearing – 602 Dr. Martin Luther King Jr. Way (File #202500108)**

Subject hearing involves a request to rezone approximately 2.0 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to I-U CD (Urban Industrial – Conditional District). The subject property is located at 602 Dr. Martin Luther King Jr. Way and is owned by Paramount Institute of Cosmetic Arts, Inc.

Chair Ferguson opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. Ms. Gates stated that the applicant is requesting a rezoning from RS-8 to I-U CD to facilitate the development and operation of a cosmetic arts institute. She noted that the proposed use is not permitted in RS-8 and is classified as a "Vocational School" in the Unified Development Ordinance (UDO). She read the definition of a vocational school as stated in the UDO. The zoning map was displayed. Ms. Gates discussed the context of the surrounding area, stating that there is a large variety of uses and zoning districts in the subject area, which were consistent with residential, office, light commercial, and adjacent urban industrial zoning. She also noted that the existing church building has been designated as a local historical landmark and that the applicant had received a Certificate of Appropriateness (COA) for the proposed adaptive reuse renovations from the Gaston County Historic Preservation Commission (HPC). The site plan was displayed. Ms. Gates discussed the site layout, the use change, proposed access points, and improvements to the property. She stated that the existing church is proposed to be renovated for adult education classrooms, and that the single-family home is proposed to be converted into the school's office. She noted that the northern portion of the property is reserved for future development, which will be limited to specific I-U uses, as reflected in the agenda. She discussed some of the site layout changes including a one-way travel lane through the development, parking requirements, a 10-foot Type B buffer along the property line abutting residential zoning and the installation of sidewalk along Dr. Martin Luther King Jr. Way.

Ms. Gates displayed and read the agreed-upon conditions. She noted that staff was requesting a modification to condition number five which was related to allowed I-U uses for the portion of the subject property called out as "reserved for future development" on the site plan. Ms. Gates clarified that staff would like to add language stating that the allowed uses were reflected in "highlighted yellow" and that the applicant was in agreement with this modification. She stated that the applicant held a neighborhood meeting on April 28<sup>th</sup>, but there were no attendees. Lastly, Ms. Gates stated that the 2025 Future Land Use Map identifies the subject property for parks, open space, and residential uses. She noted that the subject area was conducive to a variety of land uses and that I-U zoning would allow for redevelopment of the property. She stated that after careful review, staff found that a request for a vocational school use would be compatible with adjoining properties and that the recommendation is for approval of the request as presented.

Commissioner Gallant asked staff if the property was already under construction. The Assistant Planning Director, Joe Gates, replied "Yes" and stated that the property owner has an active zoning construction permit for general work, including electrical, mechanical, and plumbing. Mr. Gates clarified that the general work was needed for the overall safety and repair of the building. He noted

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### **June 5<sup>th</sup>, 2025 Meeting Minutes**

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that any additional site work, which was specifically related to the cosmetic school use, would not be able to start until after the rezoning.

Vice Chair Ghorley asked for clarification regarding condition number five, questioning if the only allowed uses for the northern portion of the property would be the highlighted uses in yellow on pages Item 2-10 and Item 2-11 in the agenda. Ms. Gates replied “Yes,” and noted that the language addition to the end of condition number five would state “highlighted in yellow” for clarity purposes.

Commissioner Chapman inquired about the church windows and asked Ms. Gates if the property was designated on the National Register of Historic Places to preserve the windows and other unique features of the building. Ms. Gates stated that the property has been designated as a local landmark and that the applicant would be able to answer any related questions.

With no further questions, Chair Ferguson recognized John Russell, 301 S. York Street, Gastonia, NC. Mr. Russell stated that he is representing the applicant, Paramount Institute. He noted that the rezoning request was for a change in use, and would allow for an adaptive reuse of the existing building. Mr. Russell stated that all requirements of the I-U zoning district have been met and are reflected on the rezoning site plan. He explained the history of the building, stating that it was constructed in 1927 as the St. Stephens African Methodist Episcopal Zion Church. Mr. Russell stated that the church building is not on the National Register but is designated as a local landmark and has received a COA from the Gaston County HPC for repairs and modifications. Mr. Russell displayed photos of the interior and exterior of the building, and discussed ongoing structural, window, door and roof repairs. He noted that a certificate of occupancy (CO) would not be provided until the zoning is approved and all needed site work is completed.

Mr. Russell explained background information on the applicant, Paramount Institute of Cosmetic Arts, stating that it is a nonprofit organization that aims to provide training, grants and scholarships to students within the cosmetic arts field. A survey was displayed and Mr. Russell noted that the single-family home property and the church property were recently recombined into one parcel for this project. He discussed the land uses and zoning for adjoining properties. The floor plan of the proposed school was displayed to provide context on the interior renovations. Mr. Russell discussed the proposed changes to the site to meet fire code and American with Disabilities Act (ADA) accessibility. Lastly, Mr. Russell stated that although interior changes were being made, the exterior features of the building will be preserved.

Commissioner Silverman asked Mr. Russell if there were any additional issues or concerns that arose during the rezoning process that would be necessary to share with the Planning Commission. Mr. Russell stated that timing for the project was important since the school would operate during the typical school year and intend to open in September. Commissioner Silverman also asked Mr. Russell what level of education was required for students to be eligible to enroll. Mr. Russell stated that enrollment would be for students with a GED or a High School Diploma but that age range could vary.

Commissioner Harris asked if the Gaston County HPC allowed repairs related to water intrusion into the building. Mr. Russell stated that the Gaston County HPC primarily looked at the exterior not the interior of the building. Commissioner Harris asked if the below grade exterior door on the west side of the building was closed off. Mr. Russell replied “Yes” and stated that a new exterior door was installed. Commissioner Harris also asked Mr. Russell if fire sprinklers would be needed. Mr. Gates replied that he was unsure but stated that the determination would be made during the site plan and zoning construction permit review. The Assistant City Attorney, Charles Graham, stated that the Fire Marshal would make the final determination.

Commissioner Chapman asked staff if the agenda, related to this building, from the Gaston County HPC meeting was available. Chair Ferguson replied “No” and stated that the HPC is a Gaston County board. Mr. Graham added that the city of Gastonia supports the Gaston County HPC but that it is not under the city’s purview. As a follow up, Commissioner Chapman stated that she did not have specific question but wanted to ensure that all-important issues were acknowledged and addressed. In response, Mr. Russell noted that once a property becomes a historic local landmark, no exterior changes could be made without a COA or the property owner would be in violation.

Chair Ferguson stated that no other speakers had signed up for this request. She requested the wishes of the board. Commissioner Silverman made a motion to close the public hearing and Vice Chair Ghorley seconded the motion. The motion to close the public hearing was unanimously passed (7-0).

Vice Chair Ghorley stated that he had no concerns with the project, noting that exceptional work was being done to preserve the property. Commissioners Gallant and Harris stated that they were in agreement with Vice Chair Ghorley's comments. Commissioner Harris noted he is glad that the

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building will be preserved and will no longer be vacant. Chair Ferguson stated that she is in support of the project and believes it is a suitable reuse of the property and is sensitive to the community and the history of that neighborhood.

Vice Chair Ghorley made a motion to approve the rezoning request as presented with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion to approve the rezoning request as presented was unanimously passed (7-0).

Vice Chair Ghorley made a motion to adopt the statement of consistency and reasonableness. Commissioner Chapman seconded the motion. The motion to adopt the statement of consistency and reasonableness was unanimously passed (7-0).

#### **Item 3: OTHER BUSINESS**

Mr. Gates informed the commissioners that Senior Planner, Jordan Tubbs, has resigned to take a position with Cleveland County.

Mr. Gates updated the Commission on City Council items. He stated that the Fairview Road annexation request was approved by City Council and that the Briar Oaks annexation request was continued to the August 19<sup>th</sup>, 2025 meeting, pending the outcome of their traffic study.

Mr. Gates discussed the status of the 2050 Comprehensive Plan update. He stated that staff will continue to work with the consultant team and management to determine the anticipated date of adoption. Lastly, he informed the Commission of a future UDO update, if approved in the budget.

Chair Ferguson reminded the Commission about the special meeting scheduled for Thursday, July 10<sup>th</sup>, 2025.

#### **Item 4: ADJOURNMENT**

Chair Ferguson entertained a motion to adjourn. Commissioner Silverman made a motion to adjourn and Commissioner Harris seconded the motion. The motion to adjourn was unanimously passed (7-0). The meeting adjourned at 6:23 PM.

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Rebeca Mintz, Secretary

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Kristie Ferguson, Chairperson



## MEMORANDUM

Date: July 10<sup>th</sup>, 2025

To: Michael Peoples  
City Manager

From: Joe Gates, AICP – Assistant Planning Director

Subject: Subject hearing involves a request to amend *Section 2.7 Terms Defined in This Ordinance* and related sections of *Chapter 7 Use and Building Lot Standards*, *Chapter 8 Supplemental Regulations* and *Chapter 9 General Provisions* of the Unified Development Ordinance to allow some uses classified as “Manufactured Goods” by right or by right with supplemental regulations in the I-2 General Industrial Zoning District. File #202500281

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### BACKGROUND

The City of Gastonia, in partnership with the Gaston County Economic Development Commission (EDC), continuously works to recruit and attract new industry. To support this ongoing economic growth, the Unified Development Ordinance (UDO) is reviewed and updated, as needed, to reflect shifts in industrial development trends, emerging technologies, industry standards and market conditions.

As it relates to the manufacturing sector, technology and industry advancements often drive changes in land use, building layouts, space requirements and utility infrastructure. The proposed text amendment aims to address these industry needs and will modify Chapter 2 and Chapter 7 of the UDO as follows:

#### **Chapter 2**

- *Section 2.7 Terms Defined in This Ordinance*

In the UDO, Manufactured Goods includes any manufacturing, refining, processing or assembly of goods and products categorized into three classes (Manufactured Goods Class 1, Manufactured Goods Class 2, and Manufactured Goods Class 3). All industry within the Manufactured Goods classes is identified by the North America Industry Classification System (NAICS) category and code number.

Combined, Manufactured Goods Class 2 and Class 3 include 37 NAICS categories and over 100 NAICS codes in the UDO. All other NAICS codes not specifically called out in Manufactured Goods Class 2 or Class 3, are automatically classified as Manufactured Goods Class 1 and are permitted as a use by-right.

This amendment proposes to remove NAICS code #325199 “All Other Basic Organic Chemical Manufacturing” and NAICS code #311942 “Spice and Extract Manufacturing” from Manufactured Goods Class 2. This would automatically classify NAICS codes 325199 and 311942 as Manufactured Goods Class 1 and permit these uses by-right in the I-1, I-2, I-3 and I-U zoning districts.

#### **Chapter 7**

- *Section 7.3-1 Bulk and Use Chart*

Increase maximum building height for “All Other Uses” in the I-2 General Industrial and I-3 Exclusive Industrial zoning districts from 50-feet to a standard 75-feet. As defined in this ordinance, building height is “The vertical distance from the mean elevation of the finished grade along the front of the building to the highest point of a flat roof, a mansard roof, or a gable, hip or gambrel roof. Roof appurtenances such as skylights; roof structures for elevators; stairways; tanks; heating, ventilating and air conditioning equipment; or similar operating and/or maintenance equipment shall be excluded from this measurement.”.

### CONCLUSION

If approved, these revisions would modify the sections, as listed above, to support ongoing economic development initiatives to attract and recruit new industry within the city of Gastonia. Staff is recommending approval of the attached ordinance amendment as presented.

1. ***Motion to approve the ordinance amendment as presented***

2. ***Motion to adopt the statement of consistency and reasonableness***

*This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and any applicable duly adopted small areas plans, and is reasonable and in the public interest.*

1. ***Motion to deny the ordinance amendment as presented***

2. ***Motion to adopt the statement of consistency and reasonableness***

*The City Council considers an affirmative vote to not be reasonable and to not be in the public interest.*

**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

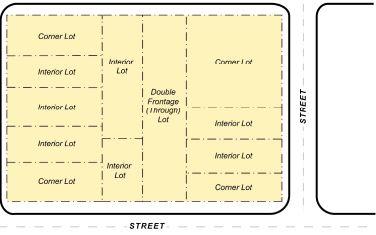
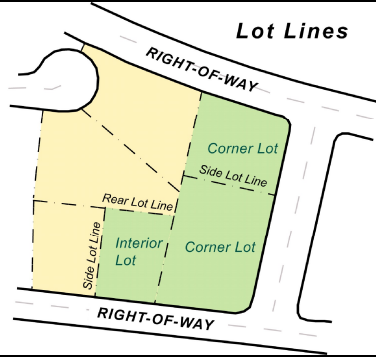
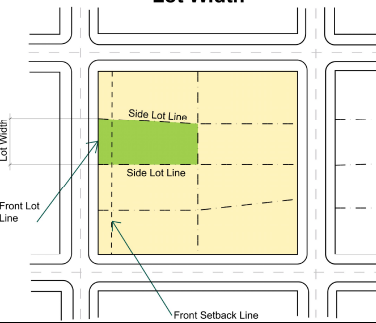
**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASTONIA as follows:**

**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:

	<p><b>Lot Types</b></p> 
<b>Lot Area</b>	The total area circumscribed by the boundaries of a lot, except that: (i) when the legal instrument creating a lot shows the boundary of the lot extending into a public street right-of-way, then the lot boundary for purposes of computing the lot area shall be the street right-of-way line, or (ii) if the right-of-way line cannot be determined, a line running parallel to and thirty (30) feet from the center of the traveled portion of the street shall be used to calculate the area.
<b>Lot Line</b>	A line of record bounding a lot that separates one lot from another lot or separates that lot from a public or private street or any other public space.
	<p><b>Lot Lines</b></p> 
<b>Lot Line, Front</b>	The lot line that separates a lot from a street right-of-way.
<b>Lot Line, Interior</b>	A lot line that does not have street frontage.
<b>Lot Line, Rear</b>	The lot line opposite and most distant from the front lot line.
<b>Lot Line, Side</b>	Any lot line abutting another lot and which is not a front or rear lot line.
<b>Lot of Record</b>	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.
<b>Lot Width</b>	The horizontal distance between side lot lines at the front building line measured parallel with the front lot line.
	<p><b>Lot Width</b></p> 
<b>Lot, Corner</b>	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.
<b>Lot, Interior</b>	A lot other than a corner lot.
<b>Lot, Nonconforming</b>	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.
<b>Lot, Through</b>	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.
<b>Machine, Metal, Woodworking, and Welding Shop</b>	A workshop in which work, including but not limited to metal and woodwork, is machined, assembled or finished.
<b>Manufactured Goods</b>	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."
<b>Manufactured Goods, Class 1</b>	All manufacturing industries except those listed as "Manufacturing Goods, Class 2" or "Manufacturing Goods, Class 3."
<b>Manufactured Goods, Class 2</b>	The following manufacturing industries as identified by their NAICS Category and Code Number(s):
	• Flour and other grain mill products, sugar refining (NAICS 311211, 311311, 311313)
	• Animal feeds and pet foods (NAICS 311111, 311119, 311611)
	• Fats and oils (NAICS 31122)
	• Dying and finishing textiles, except wool fabrics and knot goods (NAICS 313210, 3133, 315192, 315191, 315111, 315119)
	• Coated fabrics, rubberized and not rubberized; canvas and related products (NAICS 313320, 314912, 315299, 315999, 326192, 326299, 339113, 339932)
	• Sawmills and planing mills, general (NAICS 321113, 321912, 321918, 321999)
	• Wood preserving; reconstituted wood products; pulp mills; paper mills; paperboard mills (NAICS 321114, 321219, 322110, 322121, 322122, 322130)
	• Industrial inorganic chemicals; Plastic materials, synthetic resins and rubber; cellulosic and other man-made fibers, except glass (NAICS 3252, 32518, 325120, 325131)
	• Soaps, detergents and cleaning preparations and other toilet preparations (NAICS 3256); except perfumes and cosmetics
	• Paints, varnishes, lacquers, enamels and allied products (NAICS 32551)
	• Industrial organic chemicals; agricultural chemicals (fertilizers, pesticides, etc.) (NAICS 32531, 32532)
	• Miscellaneous chemical products (all products listed under NAICS 32552, 32592, 32591, 325182, <del>325199, 311942</del> , 325998, 325510) (e.g., adhesives, sealants, explosives, printing ink, carbon black, and other chemical and chemical preparations)
	• Lubricating oils and greases (NAICS 324191)
	• Products of petroleum and coal classified under NAICS 324199
	• Tires and inner tubes (NAICS 326211)
	• Leather tanning and finishing (NAICS 316110)
	• Structural clay products (NAICS 32712, 327331)
	• Abrasive products; asbestos products; mineral wool; (NAICS 327910, 327993, 327999, 332999, 336340)
	• Minerals and earth, ground or otherwise treated (NAICS 212324, 212325, 212393, 212399, 327992)
	• Non-clay refractories (NAICS 327125)
	• Miscellaneous nonmetallic mineral products listed under NAICS 327112, 327999, 327420
	• 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)
	• Metal heat treating; metal forging-iron, steel and nonferrous; coating and engraving of metals and allied services (NAICS 3321, 33281, 339911, 339912, 339914)
	• Manufacture of other primary metal products listed under NAICS 331314, 331423, 331492, 332813, 331221, 332618
	• Manufacture of ordnance (arms, ammunition, etc.) and accessories except vehicles and guided missiles (NAICS 33299)
	• Power, distribution and specialty transformers (NAICS 335311)
	• Electrical industrial carbon and graphic products (NAICS 335991)
	• Storage batteries; primary batteries, dry and wet (NAICS 335911, 335912)
	• Under NAICS 325992, 333315 - all photographic supplies but not photographic equipment

	<ul style="list-style-type: none"> <li>• Under NAICS 325998, 339942 all inks, paints, oils, enamels, and crayons</li> </ul>
	<ul style="list-style-type: none"> <li>• Carbon paper and inked ribbons (NAICS 339944)</li> </ul>
	<ul style="list-style-type: none"> <li>• Linoleum, asphalt - felt-base, and other hard surface floor covering listed under NAICS 326192</li> </ul>
<b>Manufactured Goods, Class 3</b>	The following manufacturing industries as identified by their NAICS Category and Code Number(s):
	<ul style="list-style-type: none"> <li>• Meat packing plants and poultry dressing plants (NAICS 311611, 311615, 311999)</li> </ul>
	<ul style="list-style-type: none"> <li>• Processing and packing of canned, cured, fresh, or frozen fish and seafood (NAICS 311711, 311712)</li> </ul>
	<ul style="list-style-type: none"> <li>• Petroleum refining (NAICS 32411)</li> </ul>
	<ul style="list-style-type: none"> <li>• Asphalt paving and roofing materials (NAICS 32412)</li> </ul>
	<ul style="list-style-type: none"> <li>• Mining (NAICS 221, 212, 213)</li> </ul>
<b>Manufactured Home</b>	See "Dwelling, Manufactured Home"
<b>Manufactured Home Park</b>	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.
<b>Manufactured Home Space</b>	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.
<b>Manufactured Home Stand</b>	That portion of a manufactured home space designed for and used as the area occupied by a manufactured home.
<b>Manufactured Home Subdivision</b>	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.
<b>Marina, Accessory</b>	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.
<b>Marina, Commercial</b>	A commercial facility containing moorings and boat slips available for use by the general public and which may also offer supply and repair services.
<b>Maternity Home</b>	A home licensed to provide care for pregnant females as well as provide space for live-in house parents.
<b>Military Reserve Center</b>	A place used for training reserve military personnel and where military arms and military equipment may be stored.
<b>Mini-Warehouse</b>	A structure containing separate storage spaces of varying sizes leased or rented on an individual basis. No outdoor storage shall be allowed in conjunction with the facility with the following exceptions: boats, cars; motorcycles; trailers; motor homes, pickup trucks and similar-type and size vehicles. All such areas devoted for outdoor storage shall be in areas so designated for such storage. Use of the leased storage spaces shall be for storage purposes only.
<b>Mobile Home</b>	See " Dwelling, Manufactured Home "
<b>Mobile Home Park</b>	See "Manufactured Home Park"
<b>Model Sales Home</b>	A permanent building intended for ultimate use as a residential dwelling unit that is typical of the dwellings in the residential development where it is located and which is temporarily used by the builder for the purpose of display and sales associated with residential property where the builder has other homes for sale in the same development or subdivision.
<b>Modification, Substantial</b>	<p>The mounting of a proposed wireless facility on a wireless support structure that substantially changes the physical dimensions of the support structure. The burden is on the local government to demonstrate that a mounting that does not meet the listed criteria constitutes a substantial change to the physical dimensions of the wireless support structure. A mounting is presumed to be a substantial modification if it meets any one or more of the following criteria:</p> <p>a. Increasing the existing vertical height of the structure by the greater of (i)</p>

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 <sup>(1)</sup>	50 <sup>(6)</sup>	20 <sup>(2)</sup>	30	50 <sup>(3)</sup>	None	70 <sup>(1)</sup>	50 <sup>(6)</sup>	20 <sup>(2)</sup>	30	50 <sup>(3)</sup> 75	None	70 <sup>(1)</sup>	50 <sup>(6)</sup>	20 <sup>(2)</sup>	30	50 <sup>(3)</sup> 75	None <sup>(4)</sup>	50 <sup>(1)</sup>	<sup>(5)</sup>	10 <sup>(2)</sup>	20 <sup>(2)</sup>	50 <sup>(3)</sup>

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 isles 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
Richard Franks, Mayor

\_\_\_\_\_  
City Clerk

(Ord25)