



Purpose and Acknowledgement

The purpose of the Unified Development Ordinance (UDO) is to raise the standards for development in Gaston County by working with the municipalities to draft an ordinance that promotes more quality, uniformity, and consistency in development standards. To streamline and make the development process more understandable and “user- friendly”, the UDO combines and integrates all the land use ordinances for Gaston County into one document to include: Zoning, Subdivision, Manufactured Home Park, Watershed Water Supply, and Flood Damage Prevention. It includes in the Appendix the Street Numbering and Road Naming Ordinance. There may be other ordinances that are applicable to a development proposal that are not part of this document. The UDO through more specific provisions addresses general development requirements such as, but not limited to land use/zoning of property; design of commercial buildings; parking and circulation design; landscaping and open space designations; allowed signage; subdivision and residential development design; water quality protection; construction concerning flood plains; and the layout of manufactured home parks, etc. The Board of County Commissioners and County Planning Board recognize that the UDO is a dynamic product and will have to be modified from time to time to be in line with changing economic conditions and land development patterns. The UDO was developed using the following Guiding Principles and Desired Outcomes:

- Consistent with goals and objectives of Gaston County Comprehensive Plan addressing problems of sprawl patterns of land use;
- Develop procedures and standards that safeguard Gaston County from undesirable development;
- Develop design guidelines that promote livable communities, not exclusive ones;
- Create a UDO that is readable and functional across jurisdictions;
- Streamline the land use approval process; and;
- Update elected officials on the progress of the UDO as it is being written.



Purpose and Acknowledgment (continued)

The UDO was proposed and authorized at the direction of the Gaston County Board of Commission with recommendations from the County Planning Board with drafting conducted by the Steering Committee, and Planning and Development Services Staff. Those organizations and individuals involved are listed respectively:

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