

SUPPLEMENTAL DATA

Zoning - Statutory Requirements

G. S. 105 - 317(a) (1)

"In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning ; quality of soil; waterpower; water privileges; dedication as a nature preserve; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature."

The regulated or legally allowable use of a property by a zoning authority can impact its value. A parcel of land that is within a commercially zoned area could bring a higher price in the marketplace than an otherwise comparable property with a lesser or more restricted zoning.

The following list of zoning codes and districts are extracted from the Gaston County Zoning Ordinance for Unincorporated Areas - Chapter 3.

The list of zoning districts within the various municipalities located in Gaston County is considered current at the time of the publication of these schedules and may be subject to change as deemed appropriate by the zoning authorities for these jurisdictions.

Zoning changes within the reappraisal period will be considered by the Gaston County Tax Office and may result in a change of land type and/or classification or neighborhood association. Any of these changes could cause an increase or decrease in the overall valuation for the affected property.

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SECTION 6.1 ZONING DISTRICTS ESTABLISHED

A. In order to achieve the purposes established for this Ordinance as indicated in Section 6.2, and to further the goals and objectives stated in any plans for the future development of Gaston County as adopted by the governing board, a number of zoning districts are hereby created. Districts are divided into the following four categories:

1. General zoning districts
2. Overlay districts

3. Parallel conditional use districts
 4. Conditional districts
- B. Each general zoning district category serves a different function. A number of “residential,” “commercial,” “office” and “industrial” zoning districts have been created. Most allow for a variety of land use types and categories; certain districts allow for the mixing of land use types is encouraged. All of the geographic area to which this Ordinance applies shall be divided into one of the various general zoning districts.
- C. Overlay districts are created to address issues of particular concern in the community that overlay one (1) or more of the general zoning districts. These regulations supplement those that are found in the underlying general zoning district. Any proposed use located within an overlay district would have to meet the requirements of the underlying general zoning district along with the requirements of the overlay district.
- D. Parallel Conditional Use Districts (PCUP) are established to consider situations where a particular use may be acceptable on a lot or tract of land but the other uses permitted in a General Zoning District would not be acceptable. In such instances, the Board of Commissioners may elect to rezone the lot(s) in question to a Parallel Conditional Use District (PCUP). Such rezoning may be made contingent upon the property owner meeting fair and reasonable conditions which assure the compatibility of the use with surrounding properties and promote the general welfare of the community. A parallel conditional use rezoning requires two (2) steps: (i) the rezoning to a parallel conditional use district and (ii) the issuance of a conditional use permit, the latter being done through a quasi-judicial process. Zoning to a PCUP District shall be a voluntary procedure on the part of the property owner or his agent and is intended for firm development proposals. It is not intended for securing early zoning for tentative proposals.
- E. Conditional Zoning Districts (CD) are designed to reach the same end- result as parallel conditional use districts. Conditional zoning involves the creation of a completely new zoning district designed to serve the needs of a particular development. No conditional use permit is involved, nor are there any quasi-judicial procedures. Two (2) Public Information Meetings (PIMs) are required to be held by the applicant. This is a legislative process type of rezoning. The owner of the property in question, or his authorized agent, are the only persons who can request a conditional district rezoning.

SECTION 6.2 GENERAL ZONING DISTRICTS

6.2.1 RESIDENTIAL DISTRICTS

A. R-1 SINGLE FAMILY LIMITED

The purpose of this district is to accommodate single family site built and modular construction. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated

utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

B. R-2 SINGLE FAMILY MODERATE

The purpose of this district is to accommodate single family site built and modular construction and double-wide manufactured home placement. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

C. R-3 SINGLE FAMILY GENERAL

The purpose of this district is to accommodate single family site built and modular construction and double-wide and single-wide manufactured home placement. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

D. RS-8 SINGLE FAMILY 8,000 SQUARE FEET

The purpose of the RS-8 District is primarily for the development of single family residential with a standard minimum lot size of eight thousand (8,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utilities. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and / or through the satisfaction of certain performance design and construction.

E. RS-12 SINGLE FAMILY 12,000 SQUARE FEET

The purpose of the RS-12 District is primarily for the development of single family residential with a standard minimum lot size of twelve thousand (12,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utility. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and / or through the satisfaction of certain performance design and construction.

F. RS-20 SINGLE FAMILY 20,000 SQUARE FEET

The purpose of the RS-20 District is primarily for the development of single family residential with a standard minimum lot size of twenty thousand (20,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by at least one (1) public or community water or sewer utility. Higher densities

than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and / or through the satisfaction of certain performance design and construction.

G. RMF RESIDENTIAL MULTI FAMILY

The purpose of this district is intended primarily as a residential district for the location of single family, two family and multi-family dwellings along with their customary accessory uses so as to establish areas where development patterns are somewhat denser than surrounding areas. In order to ensure that developments are well planned and compatible with adjoining residential uses, density levels of development in excess of six (6) units per acre are allowed subject to the issuance of a Conditional Use Permit (CUP) by the Board of Adjustment. This district should have access to public or community water and sewer utilities.

H. RLD RESIDENTIAL LOW DENSITY

The RLD requires the largest standard minimum lot size of two (2) acres (87,210 square feet) and the purpose of the district is designed to accommodate residential uses in the most rural portions of the County or to protect areas from large-scale residential development where industrial or intense commercial development is called for on the land development plan in the future, but where specific development plans do not currently exist. The district may be located both within and beyond the Urban Standards Overlay (USO) District.

6.2.2 OFFICE DISTRICTS

A. TMU TRANSITIONAL MIXED USE

The TMU district encourages office and mixed office and residential uses at an intensity to compliment nearby residential land uses. Such areas are most often found in developed, urban portions of the County within the Urban Standards Overlay District. Many such areas, especially those found along major corridors, were originally developed for residential areas. But due to their location, the blending of office uses and higher density residential development has taken place. The TMU district is designed to encourage such mixed development to continue.

B. OLC OFFICE / LIGHT COMMERCIAL

The OLC district also allows for and is designed to accommodate mixed office, retail, and residential development. Such higher intensity development will most likely occur within the Urban Standards Overlay District where public utilities may present and where access to major thoroughfares and/or transit is found. Development in OLC areas will most likely be at a higher intensity level than in the TMU district.

C. O-1 OFFICE

The O-1 district accommodates larger-scale office developments along with complementary commercial service establishments.

D. OM MEDICAL OFFICE

The OM district is designed to accommodate medically oriented uses that lie in close proximity to Gaston Memorial Hospital or other existing or planned community medical facilities in the County. In order to serve the general public better, complementary uses (doctors' offices, medical supply shops, pharmacies, etc.) are encouraged to locate near these medical facilities. Uses that are non-medically related are generally excluded for this zoning district so as to not compete for space that could otherwise be developed for medically related uses. Given the relatively small amount of land suitable for such zoning, uses which predominate in other zoning districts (i.e., residences, non-medically related retail uses) are not allowed in the O-M district.

6.2.3 COMMERCIAL DISTRICTS**A. CBD CENTRAL BUSINESS DISTRICT**

The CBD district is designed to accommodate the uses found in a central city location and to encourage high intensity, compact, urban development in a pedestrian-oriented setting. Retail, office, personal service, and institutional uses normally found in a central business district are allowed. In order to encourage more efficient building usage and to take advantage of the area's centralized location, second-story residential uses are permitted, as are high-density residential developments. Signage requirements shall be specifically tailored for a downtown setting.

B. UMU URBAN MIXED USE

The UMU district is generally located in the fringes of central business districts and is designed to allow for the redevelopment of older commercial districts in a pedestrian-friendly manner. An UMU zoned area may not represent the true downtown business core of a community, but contains development features (i.e., limited or no front yard setbacks, limited amounts of off-street parking) that often pre-date the implementation of land use regulations. Redevelopment of such areas, for both commercial and residential purposes, is encouraged.

C. C-1 LIGHT COMMERCIAL

The C-1 Light Commercial District is designed to accommodate a large variety of retail uses designed to meet the needs of individual neighborhoods, or other relatively small geographic areas. Stores and shopping complexes are therefore relatively small in size and are designed to be compatible and integrated with adjoining residential neighborhoods. This zoning district is not intended to accommodate retail uses which attract persons from outside the neighborhood or which attract large numbers of passing motorists.

D. C-2 HIGHWAY COMMERCIAL

The C-2 Highway Commercial District is primarily intended to accommodate those retail service and distributive uses that are typically located along or adjacent to principal or minor arterials and which require high visibility, good road access, and which cater primarily to passing motorists. Development in this district is designed to promote aesthetics and the safe and efficient movement of traffic so as to not unduly

burden adjacent thoroughfares. As larger and/or more intensive developments normally will create more significant impacts on adjoining neighborhoods and road and utility infrastructures, larger developments may be allowed in this zoning district. Most C-2 zoning districts will be located within the Urban Standards Overlay District.

E. C-3 GENERAL COMMERCIAL

The C-3 District is intended to accommodate the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any of the other commercial zoning districts. Like the C-2 district, the C-3 district is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and is generally located within the Urban Standards Overlay District.

F. NBS NEIGHBORHOOD BUSINESS SERVICES

The NBS District is designed primarily for local retail, offices, and personal services developed at relatively low intensity levels and which serve and are compatible with adjoining residential neighborhoods. It is not intended to accommodate retail uses which are designed to attract persons from outside the neighborhood or which attract large numbers of traveling motorists. Accordingly, regulations for this district are designed to encourage the development of small, neighborhood-oriented retail areas.

G. CCX CATAWBA CROSSING INTERCHANGE

The CCX district is intended to accommodate an array of aesthetically pleasing and well-designed developments that are located in close proximity to interchanges located along the Catawba Crossing. While developments in closest proximity to the interchange exits may be designed for automobile access and to provide amenities to motorists using the Catawba Crossing, the district is intended to also accommodate mixed residential, retail, service and office uses that are well-integrated, compact, and pedestrian friendly. This district is not intended to accommodate nor promote typical "strip commercial" development so often found along roads that emanate from limited access road interchanges.

As indicated in Table 7.1-1, a wide variety of residential, retail, service, and office uses are allowed within the CCX district. It is the intention of this district to promote well-designed development which integrates a variety of uses. Thus, lot by lot incremental development of parcels within an individual CCX zoning district is NOT recommended. Planned developments such as PRDs (Planned Residential Developments), TNDs (Traditional Neighborhood Developments), and PUDs (Planned Unit Developments) are strongly encouraged. Individual uses outside of these developments are limited to the following:

1. Single Family Dwellings
2. Convenience Stores
3. Hotels / Motels
4. Restaurants without drive-through facilities
5. Essential Services, Classes 1, 2, and 4

With the exception of Single Family Dwellings and Essential Services, all of the other uses listed above shall be subject to the issuance of a Conditional Use Permit.

Uses that existed at the time CCX zoning was placed on a piece of individual use (i.e., a use shown above, or as a use within a PRD, TND, or PUD). Any expansion of such a conforming use will be subject to the issuance of a conditional use permit per Section 5.11 of this Ordinance. Other uses not specifically listed in Table 7.1-1 as being allowed in the CCX district or otherwise allowed as part of a PRD, TND or PUD shall be considered “non-conforming” and shall be subject to the provisions of Section 3.5.

6.2.4 INDUSTRIAL DISTRICTS

A. I-1 LIGHT INDUSTRIAL

The I-1 district is established to provide for areas that contain a mix of light manufacturing uses, office park and service uses in an attractive setting with proper screening and buffering. I-1 districts should include areas that continue the orderly development and concentration of light industrial uses. Any areas rezoned to the I-1 district subsequent to the adoption of this Ordinance should be located so as to have direct access to or lie within close proximity of a principal or minor arterial.

B. I-2 GENERAL INDUSTRIAL

The I-2 district is established to provide for areas of heavier manufacturing and industrial uses that are properly sited, based on such factors as: adjacent land uses, access to the transportation network, and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-2 zoned districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The I-2 district is established in order to provide sites for activities that involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the I-1 district. I-2 districts shall generally not be located adjacent to any property that is zoned for residential use, except when mitigating factors (i.e., terrain, buffering, and transportation access) are in place to substantively mitigate any potential negative impacts upon such residential areas caused by uses in the I-2 district. Any areas that are rezoned to an I-2 district subsequent to the adoption of this Ordinance shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

C. I-3 EXCLUSIVE INDUSTRIAL

The I-3 district is established to provide areas for the most intensive heavy manufacturing and industrial uses that may have impacts such as excess noise, environmental concerns, and extended hours of operation. Uses in this district are extremely limited and include mining uses, petroleum refining and slaughterhouses. I-3 districts shall not be located adjacent to any property that is zoned for residential use. Any areas that are rezoned to an I-3 district subsequent to the adoption of this Ordinance

shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

D. I-U URBAN INDUSTRIAL

The I-U urban industrial district is normally found in older portions of the community that were developed prior to the advent of zoning regulations and which contain older industrial and warehouse-type uses. Such uses often times do not conform to the parking, bulk or setback requirements that would be applicable if those structures were developed today. The purpose of this district is to accommodate such existing uses and to encourage the redevelopment of such uses for industrial, commercial and/or residential purposes.

SECTION 6.3 OVERLAY ZONING DISTRICTS

6.3.1 FH FLOOD HAZARD OVERLAY DISTRICT

It is the purpose of this zoning district to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood prone areas.

See Chapter 16 for the Flood Hazard Regulations.

6.3.2 WS WATER SUPPLY WATERSHED OVERLAY DISTRICT

The regulations herein are designed to protect the water quality of the streams in the water supply watershed that lie within the jurisdiction of this Ordinance. It is the intent of this Ordinance to provide regulations that implement the rules adopted by the North Carolina Division of Water Quality, pursuant to NC General Statute 143-214.5.

See Chapter 15 for the Water Supply Watershed Regulations.

6.3.3 RESERVED

6.3.4 SV SCENIC VIEW OVERLAY DISTRICT

The purpose of the SV District is to protect the scenic views from within the Daniel Stowe Botanical Garden. Gaston County hereby finds that the Daniel Stowe Botanical Garden has become a major asset to economic development, tourism, recreation, and natural resource conservation for Gaston County and the surrounding region. In order to preserve and enhance the natural scenery fostered by the Botanical Garden and enjoyed by visitors to the Garden, Gaston County finds it necessary to control the height of structures within the view from the Garden. Gaston County also finds that the erection of tall structures in areas within view of the Botanical Garden can result in the degradation of its natural scenic views and thus reduce its attraction as a natural scenic area and a retreat from urban development.

6.3.5 TH THOROUGHFARE HIGHWAY OVERLAY DISTRICT

The TH district has been created to ensure that development that takes place along designated thoroughfares be well planned. At some point in the future, widening or construction of these roads will take place. In order to minimize any negative impacts to adjoining property owners occurring as a result of such widening projects, the TH district has been created to require that

all new structures lying on properties along these roads be adequately set back from existing and/or projected road rights-of-way. In this manner, all structures built per the TH district requirements will be adequately set back from the road when it is widened. The thoroughfare roads are shown on the adopted Thoroughfare Map, not the official Zoning Map. This thoroughfare is addressed when a development is submitted for review.

6.3.6 USO URBAN STANDARDS OVERLAY DISTRICT

Areas of the County which are located outside their corporate limits and /or municipal Extra Territorial Jurisdiction (ETJ) but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years, have been designated as the “Urban Standards Overlay District”.

Accordingly, standards for development, more akin to those that traditionally are found in urban areas, as opposed to rural areas, are called for. Standards addressed, but not limited to: building design, off-street parking, road, lot and subdivision standards.

Note: If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.

6.3.7 RESERVED

6.3.8 WF WATERFRONT OVERLAY DISTRICT

The Waterfront District is hereby established to provide supplemental restrictions to protect and enhance water quality, public safety, and public recreational opportunities on the Catawba River and its impoundments. This District shall cover the surface waters of the Catawba River and its impoundments and all land areas within one thousand (1000) feet of these shorelines. The shoreline shall be deemed to be the mean high water mark (i.e., the 570-foot contour level for Lake Wylie) of the Catawba River and said impoundments.

6.3.9 RESERVED

6.3.10 SH SPECIAL HIGHWAY OVERLAY DISTRICT

The purpose of this district is to protect and preserve the landscape of areas which lie adjacent to designated Special Highways and that development that takes place on land that lies near such highways occur in a manner which maximizes the aesthetics and development potential of the area through the application of additional development standards. The SH District shall consist of all lots fronting on the special highway for a depth of five hundred (500) feet as measured from the centerline of the special highway (for a total width of one thousand (1,000) feet), unless otherwise indicated on the Zoning Map.

6.3.11 CH Corridor Highway Overlay District

The purpose of the CH District is to preserve and enhance the streetscape along designated corridor highways in Gaston County. A CH District may exist along the entire length of a roadway or along any identifiable segment of a roadway. Any CH District initially established shall contain a minimum length of at least one thousand (1,000) linear feet as measured along one side of a designated corridor highway. The CH District shall consist of all lots fronting on

the corridor highway for a depth of two hundred-fifty (250) feet as measured from the centerline of the corridor highway (for a total width of five hundred (500) feet), unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.

6.3.12 CC CATAWBA CROSSING OVERLAY DISTRICT

The purpose of the CC Overlay district is to maintain an aesthetic view shed for motorists and landowners along the length of the Catawba Crossing. Any CC Overlay district initially established shall generally contain a minimum depth of at least one thousand (1,000) linear feet and shall consist of all lots fronting along the Catawba Crossing for a depth of five hundred (500) feet on each side of the Catawba Crossing as measured from the centerline of the Catawba Crossing. The Board of Commissioners shall have the authority to modify the initial or subsequent placement of the CC Overlay district boundaries on a case-by-case basis where deemed to be in the County’s best interest.

SECTION 6.4 PARALLEL CONDITIONAL ZONING (PCUP) DISTRICTS

Parallel conditional use districts are established to consider situations where a particular use may be acceptable on a lot or tract of land but the other uses permitted in a general zoning district would not be acceptable. In such instances, the Board of Commissioners may elect to rezone the lot(s) in question to a Parallel Conditional Use district. Such rezoning may be made contingent upon the property owner meeting fair and reasonable conditions, associated with the issuance of a conditional use permit, that ensure the compatibility of the use with surrounding properties and promote the general welfare of the community. Zoning to a PCUP district shall be a voluntary procedure on the part of the property owner or his agent, and is intended for firm development proposals. It is not intended for securing early zoning for tentative proposals. The process for securing a PCUP zoning district designation along with a conditional use permit is explained in Section 5.16.4.

The following PCUP districts are hereby established:

- | | | |
|---------------|--------------|--------------|
| 1. CU / R-1 | 9. CU / TMU | 17. CU / C-3 |
| 2. CU / R-2 | 10. CU / OLC | 18. CU / NBS |
| 3. CU / R-3 | 11. CU / O-1 | 19. CU / I-1 |
| 4. CU / RLD | 12. CU / OM | 20. CU / CCX |
| 5. CU / RS-20 | 13. CU / CBD | 21. CU / I-2 |
| 6. CU / RS-12 | 14. CU / UMU | 22. CU / I-3 |
| 7. CU / RS-8 | 15. CU / C-1 | 23. CU / IU |
| 8. CU / RMF | 16. CU / C-2 | |

SECTION 6.5 CONDITIONAL ZONING (CD) DISTRICTS

The Conditional Zoning (CD) District process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning district process. The process for approval of a CD Zoning District is explained in Section 5.16.5. The rezoning of any parcel of land to a CD district shall be a

voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CD district shall be in general compliance with the goals, objectives, and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. The review process established in this Section provides for the accommodation of such uses by a reclassification of property into a CD district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County. A conditional zoning district is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CD district, it shall be referenced with the letters “CD” in front of the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional District shall appear on the Zoning Map as “CD / C-2”.

GASTON COUNTY MUNICIPALITIES

Zoning District Codes and Descriptions

Belmont

HC-O	Highway Corridor Overlay
SPP-O	South Point Peninsula Overlay
BC-D	Business Campus Development
G-R	General Residential
H-C	Highway Commercial
IC-D	Institutional Campus Development
INF-R	Infill Residential
MH-R	Manufactured Housing Residential
NC-C	Neighborhood Center Commercial
NC-R	Neighborhood Center Residential
R-C	Rural Commercial
R-R	Rural Residential
S-R	Suburban Residential
TN-D	Traditional Neighborhood Development
CD	Conditional District

Bessemer City

R	Rural
NR	Neighborhood Residential
UR	Urban Residential
CC	City Center
BCP	Business Campus/Production
HC	Highway Commercial
I	Industrial
CD	Conditional District

Cherryville

R-40	Rural Residential District
R-15	Single Family Residential
R-12	Single Family Residential
R-9	Single or Two Family Residential
RMF	Residential Multi-Family
RO	Residential Office
B-1	Central Business
B-2	Neighborhood Business
B-3	General Business
GMC	General Manufacturing and Commercial

Cramerton

B-1	Business Residential
B-2	Business General
B-3	Business Highway
CBD	Central Business District
I	Industrial
O-I	Office Institutional District
R-1	Residential
R-2	Residential
R-3	Residential
R-4	Residential
NB	Neighborhood Business
PUD	Planned Unit Development
TND	Transitional Neighborhood Development
CUD	Conditional Use District
CZ	Conditional Zone

High Shoals

R-A	Residential Agricultural
R-20	Residential District
R-15	Residential District
R-7	Residential District
B-1	Neighborhood Business
B-2	Highway Business
M-1	Manufacturing District

Dallas

R-15	Single Family Residential
R-12	Single Family Residential
R-10	Single Family Residential
R-8	Multi-Family Residential
R-6	Multi-Family Residential
R-5	Single Family Residential
O	Office

I-1	Institutional
B-1	Neighborhood Business
B-2	Highway Business
B-3	Central Business
B-3P	Business Perimeter
I-2	General Industry
BC-1	Shopping Center
RMF	Multi-Family District
CU	Conditional Use

Kings Mountain

AU	Auto-Urban Commercial
CB	Central Business
HI	Heavy Industry
LI	Light Industry
HT	Hospitality
RC	Recreational Community
RU	Rural
SC	Suburban Commercial
SR	Suburban Residential
SU	Semi-Urban Residential
SU-AU	Special Use Auto-Urban Commercial
SU-CB	Special Use Central Business
SU-CD	Special Use Conditional District
SU-HI	Special Use Heavy Industry
SU-LI	Special Use Light Industry
SU-RU	Special Use Rural
SU-SC	Special Use Suburban Commercial
SU-SU	Special Use Semi-Urban Residential
BC	Business Campus
MU	Mixed Use
OP	Office Park

Lowell

AG	Agriculture
SFR-2	Single Family Residential
SFR-3	Single Family Residential
SFR-4	Single Family Residential
RMST	Residential Main Street Transition
MS	Main Street
CIV	Civic
MU-1	Mixed Use
MU-2	Mixed Use
C-85	Interstate Highway 85 Commercial District
C-74	US Highway 74 Commercial District
VSR	Vehicle Service and Repair

IND	Industrial
TNDO	Traditional Neighborhood Development Overlay
SCO	Scenic Corridor Overlay
HIO	Heavy Industry Overlay
MFO	Mini Farm Overlay
MHO	Manufactured Home Overlay

McAdenville

R-1	Residential Single Family Limited
R-2	Residential Single Family Moderate
R-3	Single Family General
RS-8	Single Family 8000 Sq. Ft.
RS-12	Single Family 12000 Sq. Ft
RS-20	Single Family 20000 Sq. Ft
RMF	Residential Multi Family
RLD	Residential Low Density
MXR	Mixed Use Residential
TMU	Transitional Mixed Use
OLC	Office/Light Commercial
O-1	Office
OM	Medical Office
CBD	Central Business
UMU	Urban Mixed Use
C-1	Light Commercial
C-2	Highway Commercial
C-3	General Commercial
NBS	Neighborhood Business Services
I-1	Light Industrial
I-2	General Industrial
I-3	Exclusive Industrial
I-U	Urban Industrial
FH	Flood Hazard Overlay District
WS	Water Supply Watershed Overlay District
USO	Urban Standards Overlay District
TD	Traditional Downtown Overlay
WF	Waterfront Overlay District
SH	Special Highway Overlay District
CH	Corridor Highway Overlay District
MH	Manufactured Home Overlay District
CD	Conditional Zoning Districts

Ranlo

B-1	Neighborhood Business
B-4	General Business
EI-1	Exclusive Industrial
I-2	General Industrial

R-12	Single Family Residential
R-8	Multi-Family Residential
R-6	Multi-Family Residential
CU	Conditional Use

Stanley

R-20	Low Density Residential Agricultural
R-12	Low Density Residential
R-8	Medium Density Residential
C-B	Central Business
G-B	General Business
M-1	Manufacturing
M-U	Mixed Use
SU	Special Use
SE	Special Entertainment District

Gastonia

RS-8	Residential District (8000 sq. ft.)
RS-12	Residential District (12000 sq. ft.)
RS-20	Residential District (20000 sq. ft.)
RMF	Multi-Family Residential District
RLD	Residential Low Density
TMU	Transitional Mixed Use
OLC	Office/Light Commercial
O-1	Office District
OM	Medical Office District
C-1	Light Commercial District
C-2	Highway Commercial District
C-3	General Commercial District
CBD	Central Business District
UMU	Urban Mixed Use
PD	Planned Development
I-1	Light Industrial
I-2	General Industrial
I-3	Exclusive Industrial
IU	Urban Industrial
IRD	Infill Residential Development
PRD	Planned Residential Development
PUD	Planned Unit Development
TND	Traditional Neighborhood Development
AP	Airport District
SP	State Park District
FH	Flood Hazard Overlay District
HD	Historic District
SV	Scenic View Overlay District
TH	Thoroughfare Highway Overlay District

USO	Urban Standards Overlay District
GC	Gateway Corridor Overlay District
CD	Conditional Zoning Districts
CUD	Conditional Use District
CUP	Conditional Use Permit

Mount Holly

RA	Rural Agricultural District
R-20SF	Single Family Residential District
R-12SF	Single Family Residential District
R-10SF	Single Family Residential District
R-8SF	Single Family Residential District
R-8MF	Multi-Family Residential District
RD	Residential Downtown
MH-MUD	Mount Holly Mixed Use District
O-I	Office Institutional District
B-1	Central Business District
B-2	Neighborhood Business District
B-3	General Business District
L-I	Light Industrial District
H-I	Heavy Industrial District
CD	Conditional Districts
LWWS –CA	Lake Wylie Watershed Critical Overlay District
LWWS –PA	Lake Wylie Watershed Protected Overlay District
MILWS –CA	Mountain Island Lake Watershed Critical Overlay District
MILWS –PA	Mountain Island Lake Watershed Protected Overlay District
MHA	Manufactured Home Overlay District
MHP	Manufactured Home Park Overlay District
AOB	Adult Oriented Business Overlay District
HD	Historic Overlay District
	South Gateway Overlay District
	Downtown Gateway Overlay District

For zoning district details of the various municipalities within Gaston County, refer to the zoning ordinances for each town or city. Some variations among district code definitions for the municipalities do exist. Any displayed zoning codes of the Gaston County Tax Department real property data should confirm active zoning with the applicable authority within the appropriate jurisdiction. Records of the Gaston County Tax Department should not be considered a definitive source of information regarding current zoning for either Gaston County or the various municipalities within Gaston County. For Gaston County zoning issues, refer to the Gaston County Unified Development Ordinance (UDO).

The Zoning Codes and Districts listed for the municipalities within Gaston County may change at any time as is deemed necessary by the appropriate zoning authority for those jurisdictions.

WEIGHTS AND MEASURES

Tables of Weights and Measures and Other Information That May Be Helpful to the Assessor/Appraiser.

Metric Measure		
Millimeter	=	0.001 meter
Centimeter	=	0.01 meter
Decimeter	=	0.1 meter
Meter	=	39.3685 inches
Kilometer	=	1000 meters
Kilometer	=	.062137 miles
Meter	=	1.0935 yards
Meter	=	3.2807 feet
1 Foot	=	0.30480 meter
1 Foot	=	3.04 centimeters
1 Inch	=	2.54 centimeters
Linear Measure		
1 Foot	=	12 inches
1 Yard	=	3 feet-36 inches
1 Rod	=	5½ yards-16½ feet
1 Furlong	=	40 rods-220 yards-660 feet
1 Mile	=	8 furlongs-320 rods-1,760 yards-5,280 feet
Surveyor's Linear Measure		
1 Link	=	7.92 inches
1 Rod	=	25 links
1 Chain	=	4 rods-100 links-66 feet
1 Furlong	=	10 chains
1 Mile	=	8 furlong-80 chains
Square Measure		
1 Square Foot	=	144 square inches
1 Square Yard	=	9 square feet-1,296 square inches
1 Square Rod	=	1 pole/perch-30¼ square yards-272¼ square feet
1 Rood	=	40 square rods
1 Acre	=	160 square rods-4,840 square yards-43,560 square ft
1 Square Mile	=	640 acres
Surveyor's Square Measure		
1 Square Rod	=	625 square links
1 Square Chain	=	16 square rods
1 Acre	=	10 square chains
1 Square Mile	=	640 acres
Cubic Measure		
1 Cubic Foot	=	1,728 cubic inches-7,481 gallons
1 Cubic Yard	=	27 cubic feet
1 Cord Foot	=	16 cubic feet
1 Cord of Wood	=	8 cord-128 cubic feet
1 Perch of Masonry	=	24¾ cubic feet
1 Bushel	=	1.2445 cubic feet

Angles And Arcs Measure

1 Minute	=	60 seconds
1 Degree	=	60 minutes
1 Right Angle	=	90 degrees-1 quadrant
1 Circumference	=	360 degrees-4 quadrants
Board Measure		
1 Board Foot	=	Length in feet x width in feet x thickness in inches

Measurement in General Use		
1 Link	=	7.92 inches
1 foot	=	12 inches
1 yard	=	3 feet or 36 inches
1 rod	=	16½ feet, 5½ yards or 25 links
1 surveyor's chain	=	66 feet, or 4 rods, or 100 links
1 furlong	=	660 feet, or 40 rods
1 mile	=	8 furlongs, 320 rods, 80 chains, or 5,280 feet
1 square rod	=	272¼ square feet or 30¼ square yards
1 acre contains	=	43,560 square feet
1 acre contains	=	160 square rods
1 span	=	9 inches
1 hand	=	(horse measurement) 4 inches
1 knot	=	(nautical) 6,080.27 feet
1 fathom	=	(nautical) 6 feet
1 stone	=	14 pounds
1 square acre	=	Approximately 208.7 feet on each side
1 acre	=	Approx 8 rods by 20 rods, or any two combinations of rods whose product is 160

SIMPLE FORMULA CONVERTING SQUARE FEET TO ACRES

Multiply by 23 and point off 6 places (This method is not exact but is useful for rough calculations)

Example: 1500 feet x 2050 feet = 3,075,000 square feet x 23 = 70.73 acres

BOARD MEASURE

Multiply thickness in inches by width in inches, divide product by 12 and multiply result by the length in feet. The result is board measure content.

Conversion factors for converting lineal feet of lumber into board feet.

Example: 50 –2 inches x 10 inches 20 feet long
 50 x 20 feet = 1000 lineal feet
 2 inches x 10 inches = 20 square inches divided by 12 =
 1.667 board feet x 1000 lineal feet equals 1,667 board feet

Table for the Conversion of Lineal Feet into Board Feet

2 inches x 4 inches	(1 lineal foot)	.667 board feet
3 inches x 4 inches	(1 lineal foot)	1.000 board feet
2 inches x 6 inches	(1 lineal foot)	1.000 board feet
2 inches x 8 inches	(1 lineal foot)	1.333 board feet
2 inches x 10 inches	(1 lineal foot)	1.667 board feet
2 inches x 12 inches	(1 lineal foot)	2.000 board feet
2 inches x 14 inches	(1 lineal foot)	2.333 board feet
2 inches x 16 inches	(1 lineal foot)	2.667 board feet
3 inches x 6 inches	(1 lineal foot)	1.500 board feet
4 inches x 6 inches	(1 lineal foot)	2.000 board feet
4 inches x 8 inches	(1 lineal foot)	2.667 board feet
4 inches x 10 inches	(1 lineal foot)	3.333 board feet
4 inches x 12 inches	(1 lineal foot)	4.000 board feet
6 inches x 6 inches	(1 lineal foot)	3.000 board feet
6 inches x 8 inches	(1 lineal foot)	4.000 board feet
10 inches x 12 inches	(1 lineal foot)	10.000 board feet
12 inches x 12 inches	(1 lineal foot)	12.000 board feet

PRINCIPLES

PLANE FIGURE –A plane surface bounded by either straight or curved lines and having no thickness.

SOLID – A body, such as a barrel, building, etc.

SQUARE MEASURE – Area calculation requiring only two dimensions, length, and width.

CUBIC MEASURE – Cubic or cubage means volume and gives size in terms of its bulk. Calculation requires 3 dimensions, length x width x depth or height or thickness

MEASURES AND THEIR EQUIVALENTS

A gallon of water (U.S. Standard) weighs 8 1/3 pounds and contains 231 cubic inches.

A cubic foot of water contains 7½ gallons, 1,728 cubic inches and weighs 62½ pounds.

Doubling the diameter of a pipe increases its capacity four times.

To find the pressure in pounds per square inch of a column of water, multiply the height of the column in feet by .434.

To find the capacity of tanks any size, given the dimensions of a cylinder in inches, to find its capacity in U.S. gallons: square the diameter, multiply by the length and by .0034 (Note: See table of tank capacities.)

Schedule of Values

Gaston County 2023

Rectangular tanks multiply the length by the width by the depth (All in inches) and divide the result by 231. The answer is the capacity in gallons.

31½ gallons equals one barrel.

B.T.U. (British Thermal Unit) is the amount of the heat required to raise one pound of water one degree Fahrenheit.

A ton of refrigeration is measured by the displacement of the amount of heat required to melt a ton of ice in 24 hours. One motor horsepower of an electrically powered unit is normally required to produce one ton of refrigeration. 12,000 B.T.U. equals one tone.

Kilowatts multiplied by 1.3405 equal horsepower.

WEIGHTS & MEASURES

1 cubic inch of Cast Iron weighs	0.26 pounds
1 cubic inch Wrought Iron weighs	0.28 pounds
1 cubic inch Water weighs	0.036 pounds
1 inch of Water weighs	62.321 pounds
1 United States gallon weighs	8.33 pounds
1 Imperial gallon weighs	10.00 pounds
1 United States gallon equals	231.01 cubic inches
1 Imperial gallon equals	277.274 cubic inches
1 cubic foot of Water equals	7.48 U.S. gallons
1 gallon of water weighs	8.34 pounds
1 gallon equals	.1337 cubic feet
1 gallon equals	.1074 bushels
1 cubic foot equals	.8032 bushels
1 barrel (oil) equals	42 gallons
1 barrel (water) equals	31.5 gallons

Pressure in pounds per square inch of column of water equals .434 times the height of the column in feet.

AREAS

Square foot area of surface equals square of one side multiplied by factors shown.

Regular Shaped	Number of Sides	Factor
Equilateral Triangle	3	.433
Pentagon	5	1.721
Hexagon	6	2.598
Heptagon	7	3.634
Octagon	8	4.828
Nonagon	9	6.182
Decagon	10	7.694
Undecagon	11	9.366
Dodecagon	12	11.196

Schedule of Values

Gaston County 2023

TABLES – For Use in Area and Content Capacity Computations

Capacity of Circular Tanks – Per Foot of Height in Gallons & Bushels

Diameter in Feet	Circum.	Square Foot Area	Gallons	Bushels	Barrels (Oil) (Oil-42 gals. Ea.)
3	9.42	7.07	53	6	1.26
4	12.57	12.57	94	10	2.24
5	15.71	19.63	147	16	3.5
6	18.85	28.27	212	23	5.0
7	21.99	38.48	288	31	6.8
8	25.13	50.27	376	42	9.0
9	28.27	63.62	477	51	11.3
10	31.42	78.54	587	63	14.0
11	34.56	95.03	711	76	16.9
12	37.69	113.10	846	91	20.2
13	40.84	132.73	993	107	23.7
14	43.98	153.94	1,151	124	27.4
15	47.12	176.72	1,322	142	31.5
16	50.26	201.06	1,504	162	35.8
17	53.41	226.98	1,698	182	40.4
18	56.55	254.47	1,903	204	45.3
19	59.69	283.53	2,121	228	50.5
20	62.83	314.16	2,350	252	56.0
21	65.97	346.36	2,591	278	61.7
22	69.12	380.13	2,843	305	67.7
23	72.26	415.48	3,108	334	74.0
24	75.40	452.39	3,384	364	80.6
25	78.54	490.87	3,672	394	87.4
26	81.68	530.93	3,971	427	94.6
27	84.82	572.56	4,283	460	102.0
28	87.97	615.75	4,606	495	109.7
29	91.11	660.52	4,941	531	117.6
30	94.25	706.86	5,287	568	125.8
31	97.39	754.77	5,646	606	134.4
32	100.53	804.25	6,016	646	143.2
33	103.67	855.30	6,398	687	152.3
34	106.81	907.92	6,791	730	161.6
35	109.96	962.11	7,197	773	171.3
36	113.10	1,017.88	7,614	818	181.3
37	116.24	1,075.21	8,043	864	191.5
38	119.38	1,134.11	8,483	911	202.0
39	122.52	1,194.59	8,936	960	212.7
40	125.66	1,256.64	9,400	1,010	223.8

To find the capacity in barrels (oil) = Diameter squared x height.

To find the capacity in gallons = Diameter squared x 5.8748 x height (Diameter & height in feet).

AREAS AND MEASUREMENTS

To find the circumference of a circle, multiply the diameter by 3.1416.

To find the diameter, multiply circumference by 0.3183 or divide circumference by 3.1416.

To find the radius, multiply circumference by 0.15915.

To find the side of an inscribed square, multiply the diameter by 0.07071 or multiply the circumference by 0.2551.

To find the side of an equal square, multiply the diameter by 0.8863 or multiply the circumference by 0.2821.

Square: A side multiplied by 1.1142 equals the diameter of its circumscribing circle.

A side multiplied by 4.443 equals the circumference of its circumscribing circle.

A side multiplied by 1.126 equals the diameter of an equal circle.

A side multiplied by 3.547 equals circumference of an equal circle.

To find the area of a circle, multiply the circumference by one-quarter of the diameter or multiply the square of the diameter by 0.7854 or multiply the square of the circumference by 0.07958 or multiply the square of one-half of the diameter by 3.1416.

To find the surface of a sphere or globe, multiply the diameter by the circumference or multiply the square of the diameter by 3.1416 or multiply four times the square of the radius by 3.1416.

To find tank capacities, diameter square x .0034 = gallons per inch of height – Base 42 gallons per barrel.

To find area of a triangle – multiply base by $\frac{1}{2}$ perpendicular height.

To find area of an ellipse – product of both diameters x .7854.

To find area of a parallelogram – base x altitude.

To find cu. inches in a ball – multiply cube of diameter by .5236.

To find cubic contents of a cone – multiply area of base by one-third the altitude.

Area of rectangle equals length multiplied by width.

Surface of frustum of cone or pyramid equals sum of circumference of both ends x $\frac{1}{2}$ slant height plus area both ends.

Contents of frustum of cone or pyramid: multiply area of two ends and get square root – add the two areas and time $\frac{1}{3}$ altitude.

CONVERSION TABLES

To convert bushels to ton, multiply number of bushels by 60 and divide the product by 2000 (average maximum weight of commodities 60 pounds per bushel.)

To convert gallons to bushes, divide gallons by 9.35. Answer in bushels.

To convert cubic measure into bushels, multiply by 0.8035.

To find capacity of cylindrical tanks standing on end: To find the capacity in cubic feet of a round tank or cistern, multiply the square of the average diameter by the depth and multiply the product by .785.

CONSTRUCTION COMPONENTS

DESIGN

One of the most significant factors influencing quality classification and cost of Construction is design. The design of a house relates not only to the degree of functional efficiency attained in layout, but also to its overall appearance. In this sense, appearance means the refinement of exterior elevations, interior finish, and perimeter shape. The degree of refinement is usually evident in the complexity of foundation and roof outlines, plus the elaborateness of finishing materials and attention given to details.

Lower quality houses will generally be simple rectangular shaped structures with straight lines on all four walls, and a higher ratio of floor area per lineal foot of exterior wall. Higher quality structures will generally have an irregular foundation outline and a lower ratio of floor area per lineal foot of exterior wall. In other words, the design of a higher quality house substitute's esthetics for efficiency (economy of construction), but does not sacrifice functional utility. In fact, the integration of areas given to living, dining, food preparation, sleeping, hygiene and storage into a functional or logical whole can best be accomplished when design is not restricted by a rectangular or "boxed" perimeter shape.

An irregular perimeter or foundation outline generally denotes higher quality construction because replacement cost is increased by a greater amount of exterior wall area plus special floor and roof framing.

ELECTRICAL

In new construction, the typical electrical service consists of 120-240 volt, 3 wire, 200 amp circuit breaker systems for houses with electric heat and 150 amp services for houses with gas heat. Minimum Property Standards require one wall switch per room with a minimum of 6' between convenience outlets. 220 volt service is required for electric ranges and clothes dryers, whereas 110 volt service is required for convenience outlets. The majority of residential wiring is done with Romex, a non-metallic sheathed cable. More expensive homes have BX or steel armored cable. Conduit wiring is seldom found in residential construction. Older homes may be wired with Knob & Tube or porcelain insulators. Houses with old style fuse boxes, Knob & Tube wiring, or 60 amp service are generally of low quality or will soon need rewiring.

EXTERIOR WALLS

Exterior wall construction represents one of the most significant components of a residential building. It normally accounts for 25% to 35% of replacement cost new and consists of (1) The Basic Structure – wood framed houses usually have 2" X 4" studs placed directly over floor joists on 16" centers - a 2" X 4" sole plate secures the studs at floor level and a 4" X 4" ceiling plate ties the studs together at the ceiling line (2) Exterior Finish- consists of sheathing, the visible exterior wall cover, trim and painting. The materials used in the basic structure and exterior wall finish will determine the type of construction, i.e., wood framed - brick veneer, etc. (3) Interior Facing & Finish - new construction is generally 1/2" to 5/8" dry wall, taped & painted; older houses may have lath and plaster; 2" to 3 1/2" batt insulation is normally placed between the studs behind the drywall. (4) Window & Door Openings - the size and number of openings will have a significant influence on replacement cost.

FLOOR STRUCTURE & FINISH

Conventional wood floor construction consists of the sill plates, girders, floor joists, bridging, sub floor and finished flooring. The sill plate is the first wood member of a frame structure and is usually a horizontally laid 2" X 6" board secured to the foundation by 1/2" X 16" anchor bolts. A girder is the main horizontal interior supporting member of the floor structure. It may be steel or wood, but a 3-ply 2" X 10" frame girder is typical. Minimum Property Standards call for no less than 2" X 8" floor joists on 16" centers with a maximum span of 13½" and 2" X 10" floor joists on 16" centers if span is between 13½" and 16". Better quality construction will have 1" X 3" cross bridging every 8' to 10' span. However, 2" X 6", or 2" X 8" block-bridging is typical of fair and average quality construction. Diagonally laid 1" X 5" tongue & groove boards are found in some older homes and in high quality new construction. Basically, the finished flooring of a house will be either pine or hardwood. Generally, the kitchen will have an inlaid linoleum cover and the bath will have ceramic or vinyl tile. Wall to wall carpets may be laid over a hardwood finished floor or over 5/8" pressboard (particleboard).

FOUNDATION

The foundation of a residence with conventional wood floor construction consists of the footings, foundation wall and interior piers. A solid perimeter foundation wall is generally constructed with 8" concrete blocks; brick-to grade construction has 12" blocks to grade level with the balance being 8" block allowing a 4" brick to rest on the outer edge of the 12" block. Interior piers are generally of the same materials as the foundation wall. Footings are poured concrete and must be a minimum of 8" deep and 3" wider (on each side) than the foundation wall.

With concrete slab floor construction, the floor, foundation walls and footings are poured monolithically. In such case, there are no framing members for the floor structure.

Obviously, the footings and lower levels of the foundation wall cannot be seen. Therefore, unless you are informed of structural weakness or see evidence of excessive settlement, you must assume that the foundation has been properly constructed.

HEATING

The type and adequacy of the heating system is not only a cost important factor, but also one which has a significant influence on the functional utility and value of a building. There are several types and variations of heating systems used depending on location and availability of fuel. The systems described here are those most frequently encountered.

Floor Furnace - may be oil or gas fired. This type heating system is normally found in lower quality one story houses with crawl space. There is no duct work, and circulation is by gravity. The unit is generally placed near the center of the house. Its capacity is rated from 30,000 to 50,000 BTU.

Gravity Furnace - This system is generally found in the basements of older houses, since it must be below the level of the rooms to be heated. Coal, either stoker or hand-fired, was the main source of fuel. However, many systems still in use have been converted to oil or gas. Heat is provided as the air comes in contact with heated surfaces in the furnace. The warm air rises and flows through inclined leader pipes to supply registers usually installed in the floor or baseboard adjacent to the outside walls of the various rooms. The cooler air is drawn down through large return-air-intakes located in the floor near an outside wall to the bottom of the furnace casing for re-heating. The duct work for a gravity warm-air heating system is quite large and must be slanted in such a way as to permit the natural flow of warm and cool air. This significantly reduces the amount of useable head room in the basement. The gravity warm-air heating system is relatively inexpensive and lacks functional utility when compared to more modern systems. The cost of this type system generally ranges from 15% to 20% less than a forced warm-air system with a comparable BTU rating.

Forced Warm Air - May be electric, oil or gas fired. Air is warmed by heated surfaces in the furnace and then distributed to the various rooms through supply ducts by a blower (fan) in the furnace. The blower also draws the room air back to the furnace through return-air intakes which are usually located at the baseboard of inside walls. Adjustable registers or diffusers for the warm air are generally located on the outside wall at the floor level (baseboard), preferably below windows. This system requires less space for

the furnace and ducts than the gravity system, and it does not need to be centrally located or below the level of the heated area.

Electric Radiant Ceiling - Perhaps one of the most infrequently encountered heating systems. Found in many fair to average quality homes. Each room is thermostatically controlled. The heating element (cable) is attached to the ceiling drywall, coated with a layer of plaster, and then laminated between a second thickness of drywall. The wattage required for each room is determined by factoring ceiling height by 1.5 and multiplying that product times the square feet of floor area. For example, a 12' X 12' room with an 8' ceiling height would require 1728 watts of heating. ($8' \times 1.5 = 12 \times 12 \times 12 = 1728$ watts).

Electrical Wall Heaters - This system follows the same principle as electric ceiling heat, but is substantially cheaper, and concentrates all heat from one point in the room. Its size is also measured in wattage per coil or unit stack. The typical unit will range from 1500 watts up to 4000 watts.

Electric Baseboard Heat - This is merely a modification of the electric wall heater. However, it distributes the heat over a somewhat wider area, and costs approximately 20% more than electric wall heaters of the same wattage.

Hot-Water (Gravity System) - may be coal, oil or gas fired. In this system, hot water serves as the medium for carrying heat to all parts of the building. Circulation in a gravity system is created when the hot water ascends through the flow pipe and then flows down through return pipes which pass successively through radiators on the various floors of the building. Since heat is released as the water passes through each radiator, the ones on the lower floors must be larger. The "two-pipe" system relieves this problem since each radiator has its own individual hot-water feed. A hot water system for residential use is rather uncommon due to the cost of the system (which may run from 40% to 60% more than forced warm-air or radiant ceiling systems) and the bulkiness of the materials.

Steam Heating - Maybe coal, oil or gas fired. In this type system, water in the boiler is converted to steam which rises through the main distribution pipe. From this pipe, the steam moves into the radiators, gives off its heat and condenses. The condensed steam (water) then flows back to the boiler for reheating. In the "two-pipe", the steam and the condensate flow in separate pipes. With the two – pipe system, the steam always enters the radiators from the top and subsequently emerges as condensate from the bottom. If the return-flow pipe is situated below the water level of the boiler, it is described as a "wet" condensate return, whereas if it is above the water level, it is a "dry" condensate return. In a single pipe system, the steam and condensate flow in the same pipe and must enter the bottom of the radiator. As with the hot-water system, steam heating is expensive and somewhat cumbersome.

INTERIOR FINISH

Interior construction and finish, as a whole, can account for 10% to 30% of replacement cost new, depending on the elaborateness of trim, number and sizes of closets, kitchen cabinets, special wall finishes, etc.

Interior partitions are generally wood framed with 2" X 4" studs on 16" centers. The most common basic interior facing is 1/2" or 5/8" drywall, taped and painted. Older houses often have walls and ceilings finished with plaster on wood or gypsum lath. However, due to the wide use and acceptance of drywall in most quality levels, plaster does not necessarily increase value in proportion to cost. The exception occurs in the luxury or mansion type house where plaster is consistent in cost and quality with the entire structure.

The type and quality of materials available for finishing the interior of a house varies greatly. However, the basic wall and ceiling finish will generally conform to the grade of materials and quality of workmanship evidenced by exterior wall finish and design. Special attention should be given to the amount and quality of kitchen cabinets, closets, and the finish of special areas such as the bath and den.

MECHANICAL - CENTRAL AIR CONDITIONING

The majority of residential central air-conditioning is done with either "split" refrigerated systems, ranging from one to five ton capacity. The combination heating/cooling or package unit utilizes the same duct work with gas heating and electric cooling. This is a central system for original construction and generally results in some savings (per system capacity) in construction costs.

The split system is usually added to an existing forced warm-air furnace. The fan coil is normally installed in the top of the furnace and the condensing unit (with compressor and condenser in the same cabinet) is located outside the house. The efficiency of this system is equal to that of the package system, although cost may be somewhat higher if it is added after original construction.

The heat-pump is an electric powered combination heating and cooling unit which consists of a compressor, condenser, throttle valve and evaporator. It operates on the principle that fluids under high pressure evaporate at a higher temperature than fluids under low pressure. The heat transfer medium is heated under low pressure in the evaporator then transferred by the compressor to the high pressure condenser where the heat is given off and blown through a duct system in the house. The cooling system is activated by thermostatically reversing a four-way valve which reverses the cycle of the unit. The heat pump is somewhat more expensive than the comparable gas-electric

package unit described above, and generally requires electric resistance heaters to provide supplementary heat during periods when the temperature drops below 25°F.

The variation in models, sizes and capacities of central air-conditioning systems is virtually boundless. The only sure way to determine the type, size and capacity of a system is to note the model number and brand name and call the dealer. Generally speaking, however, the horsepower of the compressor motor is approximately equal to the ton capacity of the cooling unit. Using the same duct work as the forced air heating system, central air-conditioning may run 20° to 30° more if separate duct work is required.

PLUMBING

A standard complement of plumbing for a fair or average quality house consists of two 3-fixture baths with shower over tub, one flat rim kitchen sink with two compartments, and one 40 gallon gas or 52 gallon electric water heater. Plumbing represents a relatively fixed cost in building construction. Some nominal additional cost for laterals would be incurred in the larger house, but this would be hardly noticeable in the overall price per square foot. The kitchen sink and each bathroom should be vented with a metal/plastic stack extending through the roof. It is also important to determine whether waste is disposed of by public sewer or individual septic system.

ROOF

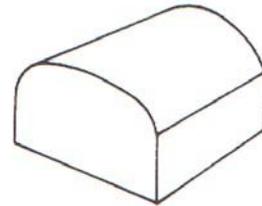
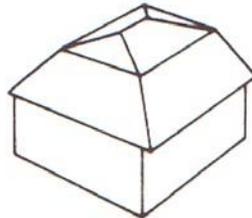
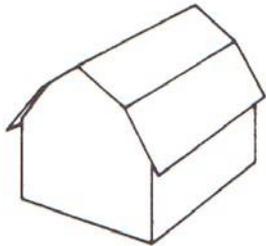
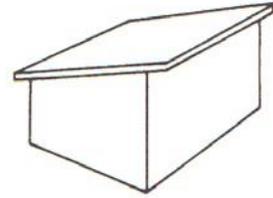
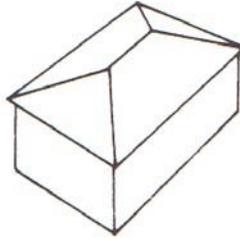
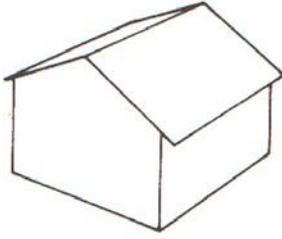
There are generally six types or styles of roof structures used in residential construction. The typical roof structure consists of 2" X 6" rafters placed on 16" centers and secured at the peak by a 2" X 8" ridge board. Sheathing is typically 3/8" to 1/2" plywood covered with felt under-lament and 235 lb. composition shingles. Ceiling joists, which are often considered part of the composite roof structure, should be at least 2" X 6" on 16" centers with a maximum span of 14'.

The rafters and ceiling joists are attached to the 4" X 4" ceiling plates at the line of the exterior wall. The span of a roof is the distance between the outer edges of the ceiling plates, typically the width of the house. The rise of the roof is the distance from the level of the ceiling plates to the top of the ridge. The run of a rafter is the horizontal distance from the outside of the ceiling plate to the right angle intersection of the ridge. The slope of a roof is expressed in terms of the rise of the roof in inches per foot of run of rafters. The slope of a roof is typically 5/12 but should not be less than 4/12. Generally better quality construction will be reflected by steeper pitched roofs with more overhangs at the eaves. Pitch is the ratio of the rise of the roof to the span. Therefore, to find the rise of the roof in inches per foot of run of rafters (slope), multiply pitch by 24.

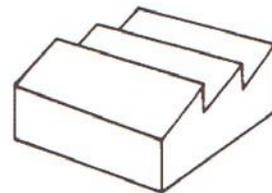
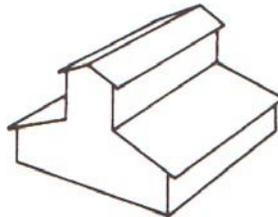
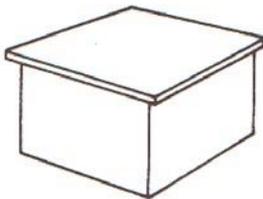
With exception of a trussed frame, 2" X 4" rafters do not meet Minimum Property Standards, and generally denote lower quality construction. With a residential truss roof, rafters and ceiling joists are placed on 24" centers and are constructed with 2" X 4" boards; however, the engineering design of the truss creates structural capacity similar to a conventionally framed roof and results in a savings in construction cost.

The following diagram is 1 Gable, 2 Hip, 3 Shed, 4 Gambrel, 5 Mansard, 6 Arched, 7 Flat, 8 Monitor, 9 Sawtooth.

SHED



FLAT



DEED EDIT SHEET CODE REASONS FOR REJECTION:

- A. The transaction includes the conveyance of two (2) or more parcels.
- B. Sales for which the improvements sold are not included in the tax assessment or the assessment included improvements built after the sale.
- C. Deed shows \$6.00* or less in revenue stamps. *Transaction is for \$3,000 or less.
- D. The date the deed was made, entered or notarized is outside the dates of the study period. (The study period runs from January 1 to December 31.)
- E. The transaction is between relatives or related businesses.
- F. The grantor is only conveying an undivided or fractional interest to the grantee.
- G. The deed reserves until the grantor, a life estate, or some other interest.
- H. The deed reserves unto the grantor the possession of, or lease of, the property for specified period following the sale.
- I. One or both of the parties involved in the transaction is governmental, a public utility, lending institution, or a relocation firm.
- J. The deed conveys a cemetery lot or other tax exempt property.
- K. One or both of the parties involved in the transaction is a church, school, lodge, or some other educational organization.
- M. The deed indicates that the property conveyed is situated in more than one county.
- N. The transaction is for minerals, timber, etc. or the rights to mine or cut same.
- O. The transaction includes the conveyance of personal property, and the value of such is not specified separate from the real property value in the deed.
- P. The transaction is the result of a forced sale or auction.
- Q. Transaction made by the use of a Contract for Deed, the agreement for which is executed and sale actually made prior to the study.
- R. The transaction involves the trade or exchange of real property.
- S. The transaction is for real property which cannot be clearly identified on the county tax records.
- T. Vacant Land Sale now has improvements.
- X. Other (An explanation must be provided when this code is used).
- Z. To use when \$1 is put in the Assessed Value (for use of Access Database only).