

**CITY OF GASTONIA**  
**Zoning's Site Plan Condition Comments**

Code	Section	Comments
ADJPROPUSE		Note the use of adjacent properties.
ADJPROPZON		Note the zoning of adjacent properties.
BLDGHGT	7.8	List the height and number of floors under zoning notes on the site plan.
BLDGSETBK	Table 7.3-1	Show setback lines on the site plan and list under zoning notes.
BUILDSEP	9.6B	20' of access must be provided from the public street to each building. Each building must be separated by a minimum of 10' from another building.
CBD	7.11	Central Business Design Standards apply. Ref. to Section 7.11 for details.
CUP		List all conditions under zoning notes and incorporate into the site design. Include a sheet with building elevations when part of the conditions.
CURBCUTS	9.23	1 curb cut is allowed on lots less than 150' in width, otherwise 2 curb cuts are allowed. 2 curb cuts on the same lot must be separated by a minimum of 40'.
DUMPSTER	11.6	Dumpsters must be screened from street view and/or residentially zoned properties. Show the location of all dumpsters and provide a detail of the screening to be used.
GATEWAY	7.6.6	
GRADING	9.14	Maximum of 2:1 slope is allowed within 20 feet of a residential property line.
GRAPHIC	5.2.2A	Site plan must be drawn to an engineering scale.
HISTORIC	7.6.2	Historic District Overlay.
LDSCP75FT	11.5G	All parking spaces must be located within 75' of a canopy tree.
LDSCPAREA	11.5H	Planting areas and islands min. 8' width, with 140 sqft area for understory trees and 280 sqft area for canopy trees. Planting areas shall be protected from vehicular encroachment by curbing or other similar means.
LDSCPBD	11.5J	Parking spaces and drives located in front and side yards shall be separated from the building by a four foot landscaping area that shall contain a min. of one shrub per six feet of distance.
LDSCPBF A	11.3.3	Buffer A required adjacent to residential uses in non-residential districts. Choose 8' with 3 canopy trees, 3 understory trees and 20 shrubs or choose wall, fence, or berm. Per 100'. 50% of shrubs must be evergreen.
LDSCPBF B	11.3.3	Buffer B required between office zoning and residential zoning. Choose 10' with 4 canopy trees, 4 understory trees, 35 shrubs or choose 5' with wall, fence, or berm and 3 canopy trees, 4 understory trees, 25 shrubs. Per 100'. 50% shrubs evergreen.
LDSCPBF C	11.3.3	Buffer C required adjacent residential zoning and multi-family adjacent to residential zone or use. Choose 25' with 4 canopy trees, 3 understory trees, 35 shrubs or choose 15' with a wall, fence, berm with 5 canopy, 4 understory & 30 shrubs. Per 100'.
LDSCPBF D	11.3.3	Buffer D required when industrial zoning is adjacent to residential zoning. Choose 30' with 5 canopy trees, 4 understory trees, 35 shrubs or choose 20' with 6 canopy trees, 5 understory trees, 40 shrubs. Per 100'. 50% shrubs must be evergreen.

LDSCPDESC	11.1.2B	Show location of trees & shrubs. Identify species of plants and their minimum size at planting. Canopy trees (min.2" caliper), Understory trees(min.1 1/2" caliper) and shrubs(min.2'). Shrubs in required buffers must be evergreen(6+' at maturity).
LDSCPFENCE	11.3.5F	Fences required as part of a buffer shall have a finished side facing the adjacent properties. Note on site plan.
LDSCPINTRD	11.4H	All internal roads 250 linear feet or greater in length, which is used as an entryway into a parking lot for a commercial development shall be planted (on both sides) with any combination of canopy trees that will touch at maturity.
LDSCPPRKNNG	11.5	Parking lot landscaping is required. Provided 1 canopy tree per 15 parking spaces, 1 understory tree per 10 parking spaces and 1 shrub per 4 parking spaces. 25% of each must be located upon an internal feature, such as an island or peninsula.
LDSCPSTL	11.4D	Street trees must be within 45' of the right-of-way and in front of the building. Locational preference should be greenstrip between sidewalk and back of curb, then on private property. Canopy trees are not allowed within 20' of powerlines.
LDSCPSTRT	11.4	Street trees are required adjacent to all public streets. Choose 1 canopy tree per 40' or 1 under storytree per 30' or 1 mix per 35'.
LOTOFREC		Zoning lot of record.
MISCZONE1		
MISCZONE2		
MISCZONE3		
OUTDOORSTG	9.16	Overnight outdoor storage must be screened from streetview and/or residentially zoned properties. Show the location of all outdoor storage areas and identify the type of screening to be used. Not allowed in residential, office, C-1 or C-2 districts.
PARKBACK	10.2E	Backing into a public right-of-way is not allowed.
PARKDRIVE		Show driveways connecting to the public right-of-way and identify whether they are existing or proposed.
PARKHDICAP		Show all handicapped parking spaces and identify the type of parking surface.
PARKLDSP	10.10.3	Show and identify required loading spaces. 12'x35' minimum stall size.
PARKROW	7.6.5I	With exception of industrial uses or zones, no greater than 2 rows of parking is allowed within the front yard.
PARKSETBK	10.1H	Parking spaces and internal drive aisles must be setback ten feet from all street right-of-ways.
PARKSIGHT	9.7	A sight distance triangle is required at all public street intersections. 25' for right-of-ways 50' or less and 40' for right-of-ways greater than 50'. No obstructions are allowed between the heights of 2' - 10'.
PARKSPNO	Table 10.5-1	List the parking formula for the proposed use. Note the number of parking spaces required and the number of parking spaces provided.
PARKSPSIZE	10.3A	Check the parking space sizes and adjust as needed.
PARKSURF	10.4	Show or note the type of parking surface upon the site plan sheet.
PARKWIDTH	10.3C	Check and dimension aisle widths upon the site plan sheet. Adjust as needed.
PREZONVIOL	5.5F	A zoning violation exists and must be corrected before the site plan may be approved. Contact Drew Pearson in Zoning @ 704-866-6746.
PROPUSE	Table 7.1-1	List the proposed use under the zoning summary notes.

