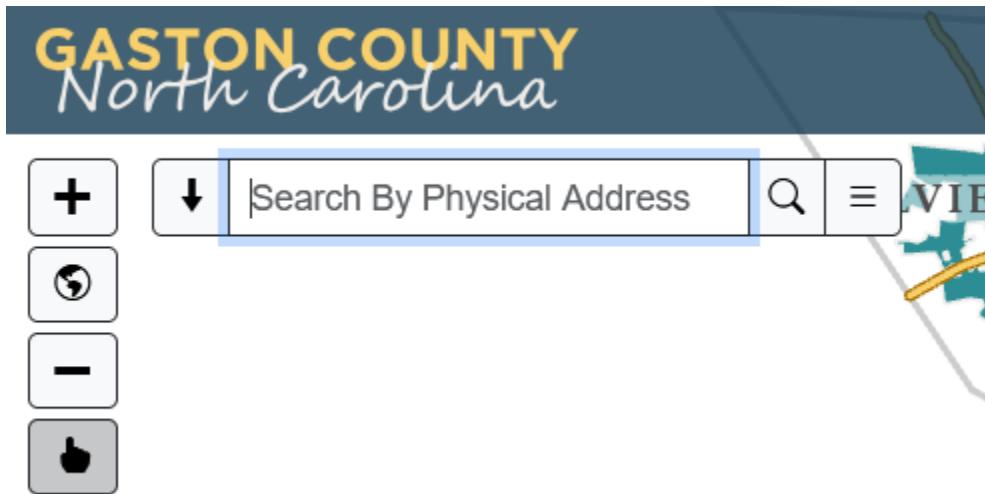


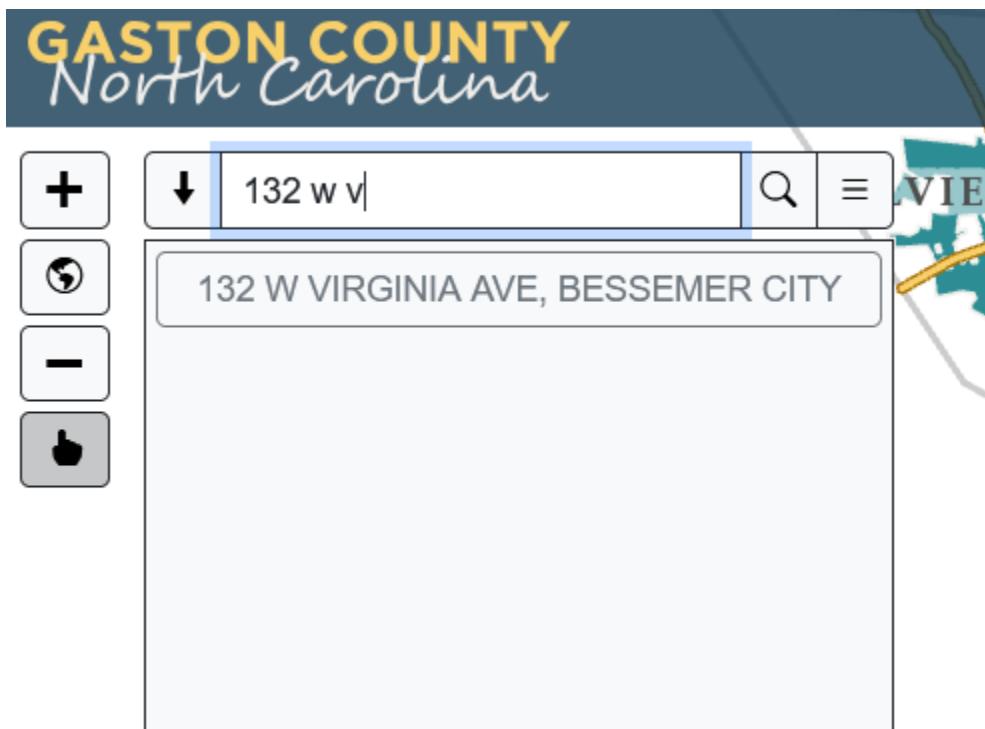
HOW TO LOOK UP ZONING

Use this link to navigate to Gaston County GIS:
<https://gis.gastoncountync.gov/Map/Index>

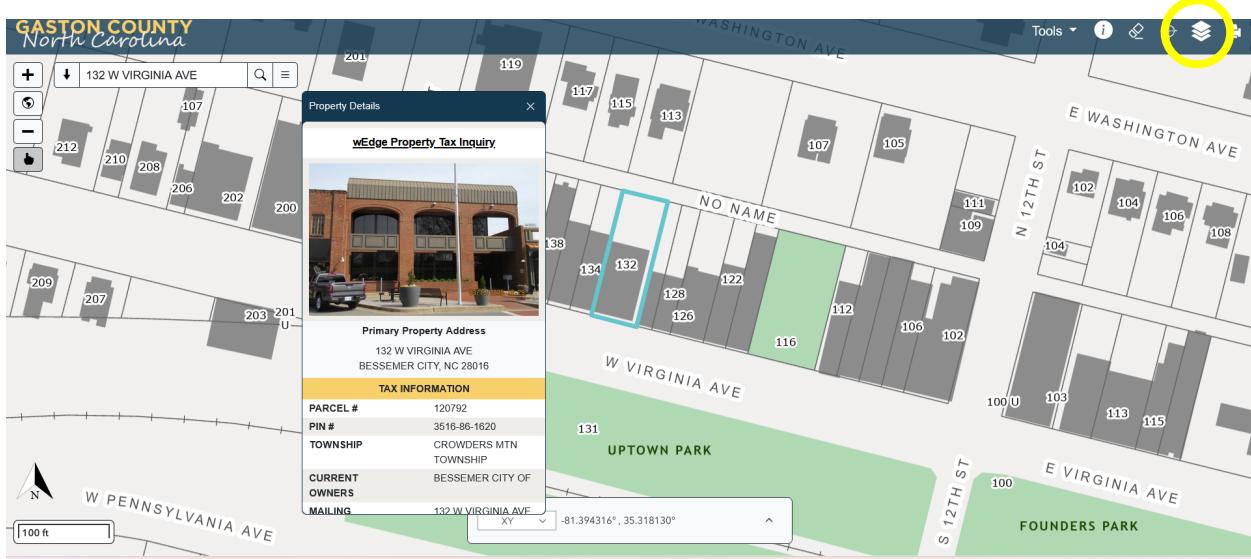
The below drop down menu allows you to search by address, parcel ID, or owner name.



As you type, the address will automatically populate.

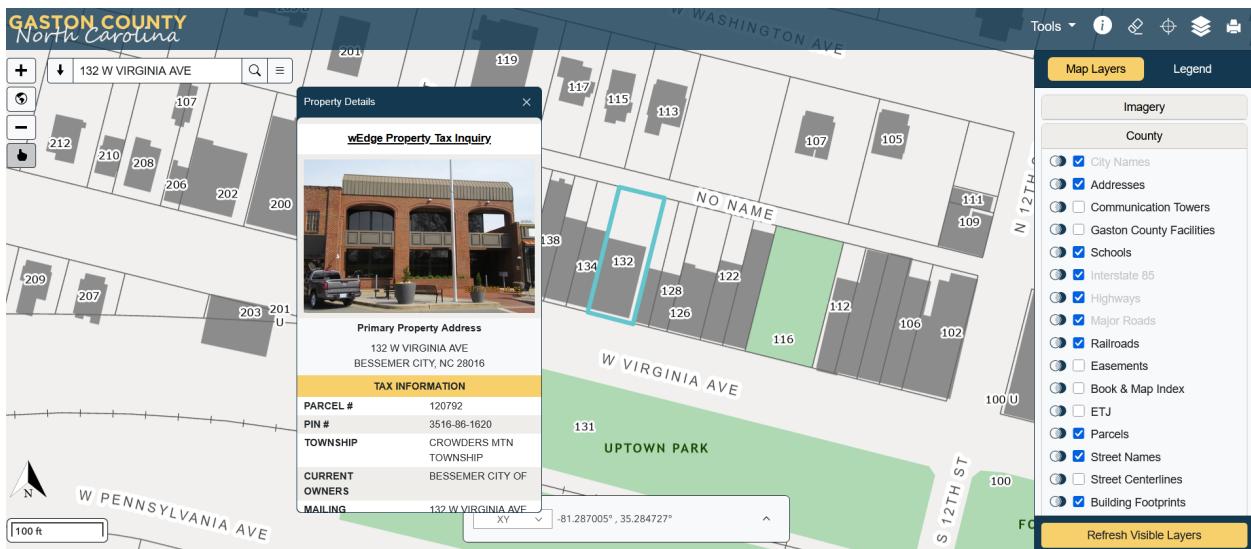


Click the desired address from the auto populated list.

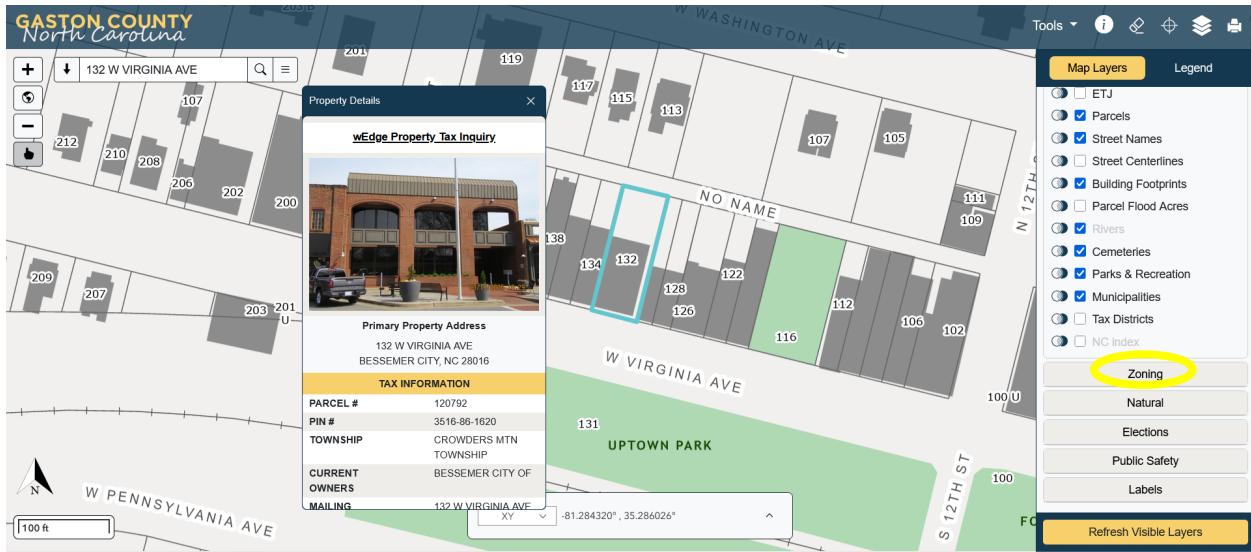


The parcel in question will be outlined in teal.

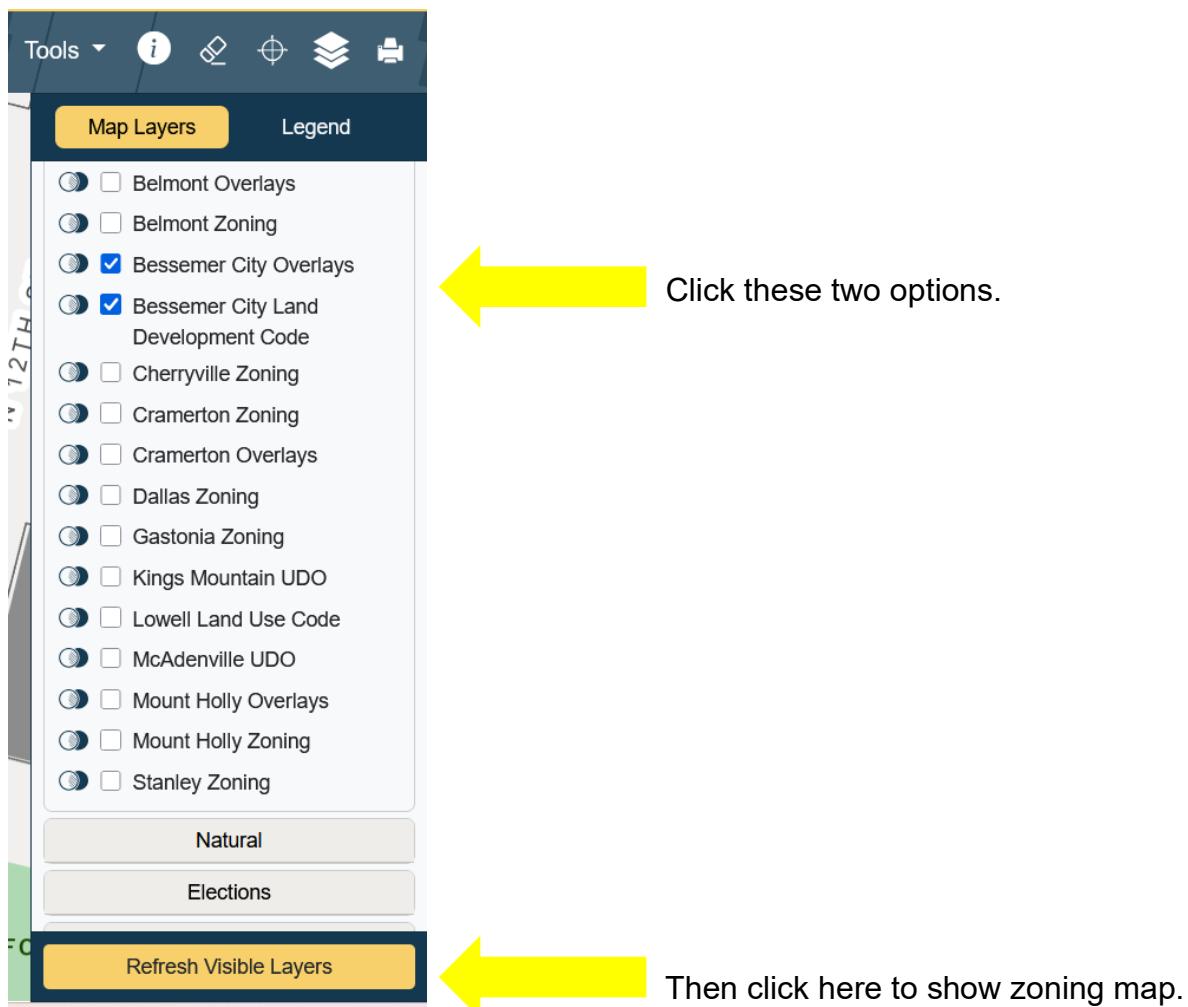
Click the layers icon at the top right of the page (circled in yellow above).



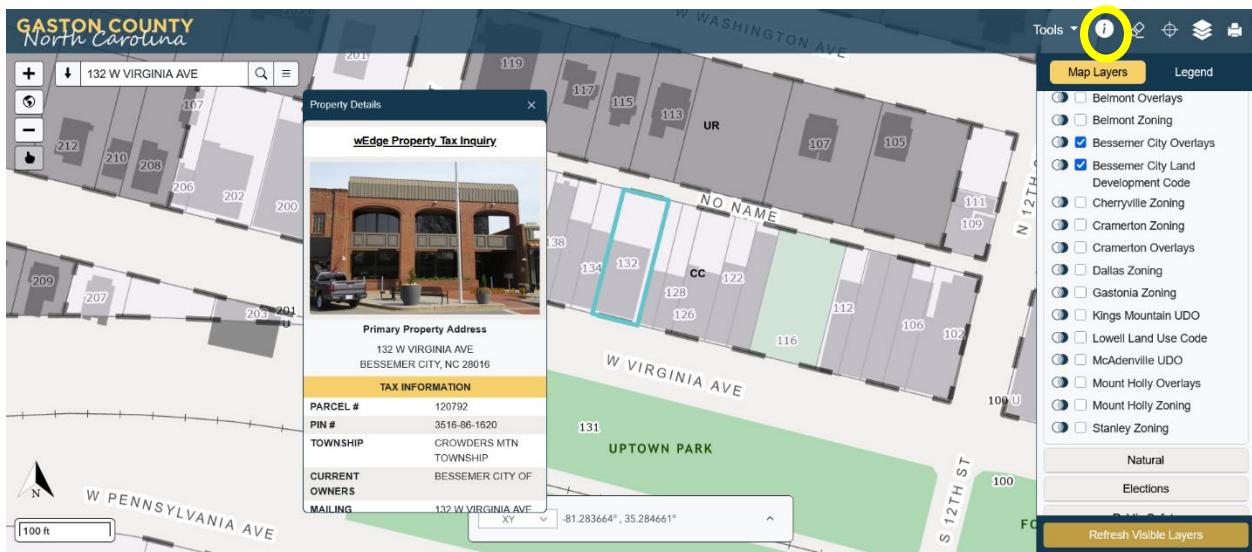
Your screen will now look like this. Mouse over to the menu pane on the right, and scroll down until you see "Zoning".



Click Zoning, and look for “Bessemer City Overlays” and “Bessemer City Land Development Code.” Check both those boxes, then click “Refresh Visible Layers.”



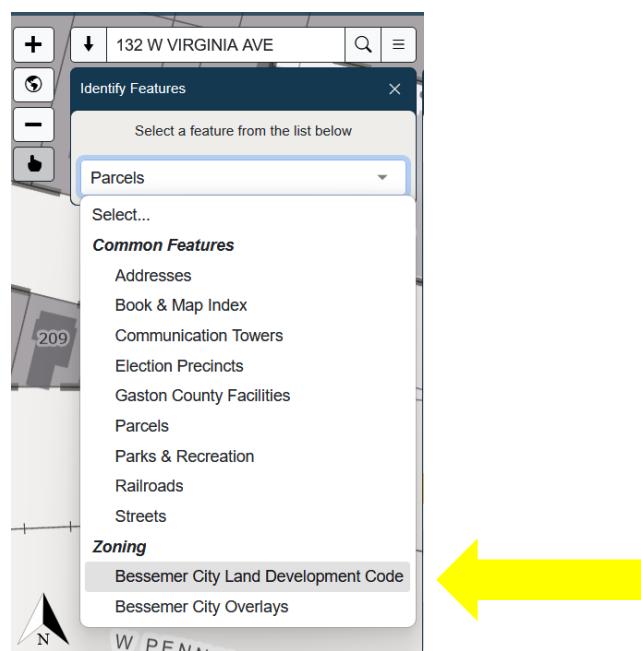
The map now shows the zoning district. To be absolutely certain of your zoning district you can use the Identify Features button.



Click the round circle with "i" in the middle.



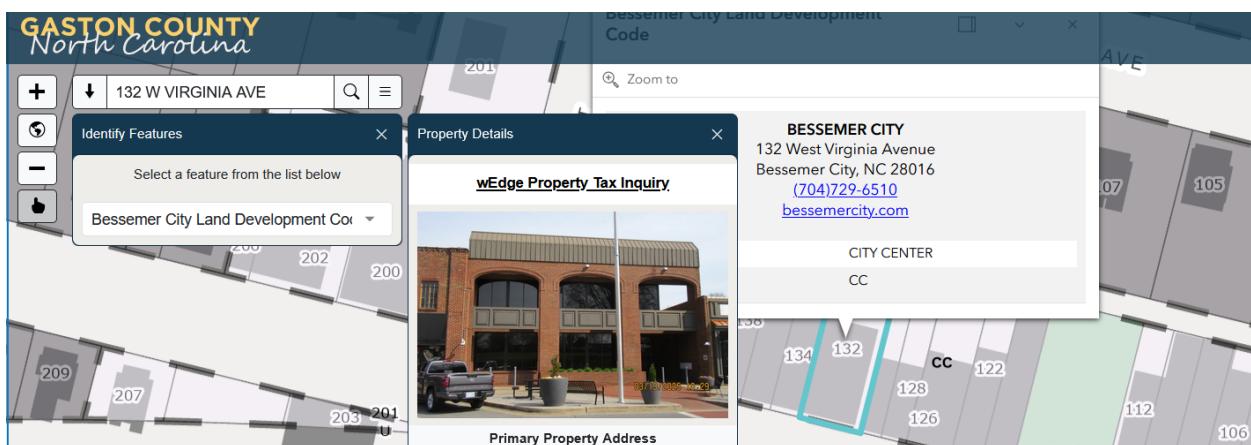
The Identify Features drop down menu will appear. Click the drop down menu, and select "Bessemer City Land Development Code."



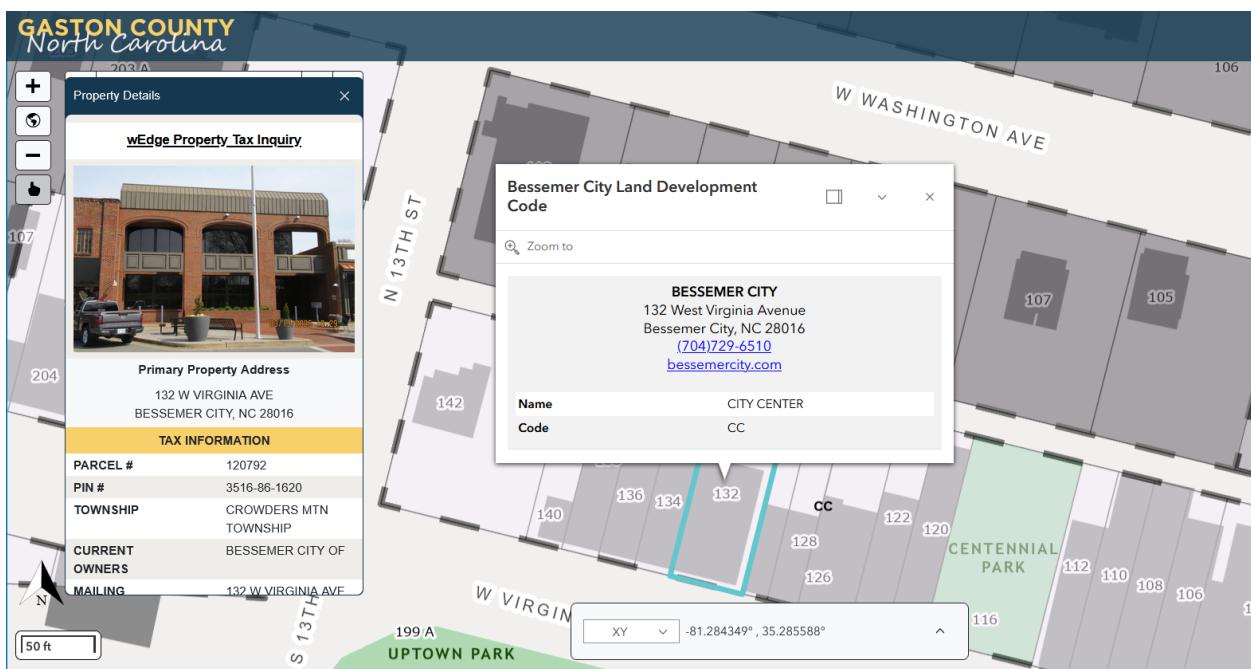


The Identify Features window will now look like this.

Mouse over to the parcel in question, and click it.



You may need to move the wEdge Property Tax Inquiry window out of the way.



The Zoning District Name is clearly displayed. In this case, City Center. This will allow you to look up all allowed uses, and lot design standards.

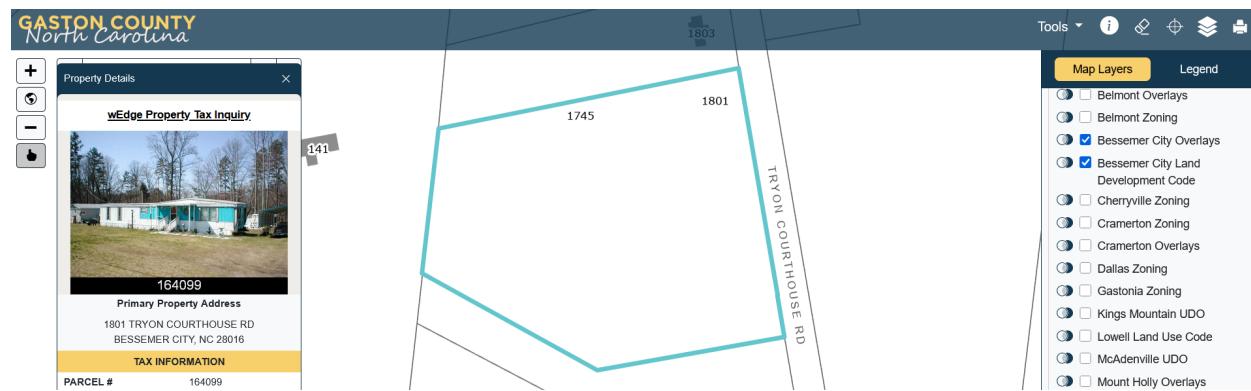
You can also use the Identify Features function to determine if your parcel is in the Viewshed Overlay District or the Watershed Overlay District. It is possible to be part of one Overlay District, both Overlay Districts, or no Overlay District.

In the case of 132 W Virginia Ave., no Overlay Districts apply. Overlay Districts are further discussed in a different document.

What if I did all of the above and no Zoning Districts come up?

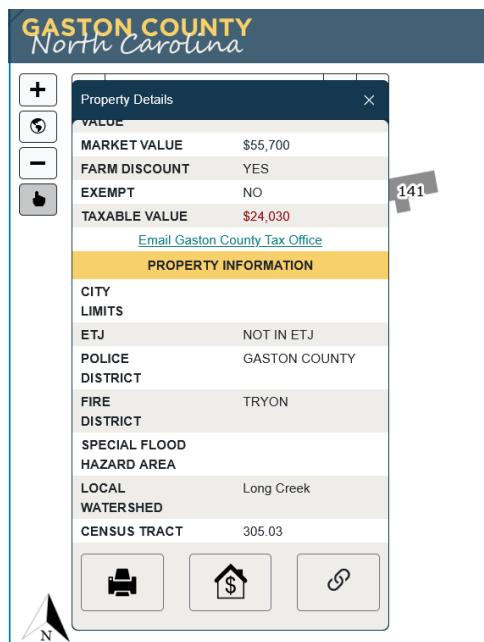
That means the parcel in question is neither in the Bessemer City Limits nor the ETJ. Bessemer City Zoning does not apply to your parcel. This is quite common, as mailing/physical addressing does not always align with municipal/zoning boundaries.

If this is the case, here's how you determine what jurisdiction the parcel in question falls under:



Here's a parcel with a Bessemer City Address, but no Bessemer City Zoning Layer.

To find out the zoning authority for this parcel, use the Property Details window and scroll down to the very bottom.



Look under the yellow "Property Information" bar. If the City Limits are blank, then the property is not in the City Limits of any municipality. If the ETJ has a town name, then the parcel in question falls under that town's ETJ, and therefore zoning. If "NOT IN ETJ" is displayed, then the parcel falls under Gaston County Zoning. You can use this information to select the correct zoning layer.