

**TOWN OF MINERAL SPRINGS
ZONING ORDINANCE
RECORD OF AMENDMENT**

REVISION NO.	AFFECTED PAGES or ARTICLE SECTION	AMENDMENT DESCRIPTION	DATE OF INCORPORATION
∅	All	Initial Issue, Sections 1 through 17, Inclusive	April 1, 2002 12:01 A.M.
1	2-47	Deletion of words under the "Subdivision" Definition	July 12, 2002 12:01 A.M.
2	2-48	Rewording of "Subdivision, Minor" definition	July 12, 2002 12:01 A.M.
3	4-7	Addition of 4.4.2	July 12, 2002 12:01 A.M.
4	2-7	Redefinition of "Barn"	August 15, 2003 12:01 A.M.
5	2-7	Addition of words "or barns" in Section 4.5 (A)	August 15, 2003 12:01 A.M.
6	4-11	Deletion of words under Section 4.9.3	August 15, 2003 12:01 A.M.
7	4-11	Deletion of words under Section 4.9.4	August 15, 2003 12:01 A.M.
8	4-12	Deletion of 4.9.7 (7)	August 15, 2003 12:01 A.M.
9	4-18	Addition of Section 4.1.9	August 15, 2003 12:01 A.M.
10	5-2	Deletion of the words "Class I (not exempt as a bona fide farm)" under Agricultural Use	August 15, 2003 12:01 A.M.
11	5-2	Deletion of Agricultural Use, Class II	August 15, 2003 12:01 A.M.
12	5-4	Addition of two "Barn" categories	August 15, 2003 12:01 A.M.
13	5-23 – 5-31	Amended to Refer to Section 4.1.9 under 5.1.3, 5.2.3, 5.3.3, and 5.4.3	August 15, 2003 12:01 A.M.
14	3-3 – 3-18	Inserted a Downtown Overlay	October 10, 2003 12:01 A.M.
15	3-18 – 3-27	Inserted an Airport Overlay	November 14, 2003 12:01 A.M.
16	5-22 – 5-28	Increased the minimum yard setbacks in Section 5.1.3 (d), Section 5.2.3 (d), and Section 5.3.3 (d)	February 13, 2004 12:01 A.M.

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17	5-22 – 5-28	Added a Section 5.1.3 (g), Section 5.2.3 (g), and Section 5.3.3 (g) with special requirements along thoroughfares	February 13, 2004 12:01 A.M.
18	4-22	Addition of “Car Sales” to 4.1.11	November 11, 2005
19	2-10	Addition of the definition of “Car Sales”	November 11, 2005
20	2-13	Deletion of the words “operating anytime between the hours of 6:00 AM and midnight” under “Convenience Store”	November 11, 2005
21	1-2	Minor wording changes in purpose statement. 1.4	January 13, 2006
22	2-48	Addition of “when any one or more of those divisions is created” to the first sentence of the definition of “Subdivision”	January 13, 2006
23	6-5 – 6-6	Confirms the council must follow quasi-judicial procedures when voting on a CUP. 6.4.2	January 13, 2006
24	12-1 – 12-4	Eliminates all references to the number of copies to be submitted and the number of days before a meeting that an application must be sent to PB	January 13, 2006
25	12-1	Date of referral. 12.1.4	January 13, 2006
26	12-2	Clarification of what constitutes a conflict of interest. 12.1.4	January 13, 2006
27	12-2	Written statement required from PB. 12.1.5	January 13, 2006
28	12-3	Addresses notification requirements. 12.1.7 (c)	January 13, 2006

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29	12-3	Changes the requirements for protest petitions. 12.1.8	January 13, 2006
30	12-4	Confirms conflict of interest. 12.1.9	January 13, 2006
31	12-4	Council must adopt a statement justifying its actions on amendments. 12.1.10	January 13, 2006
32	11-3	Specifies that use variances are not allowed. 11.3.1 (c)	January 13, 2006
33	11-6	Clarifies calculation of 4/5 vote. 11.5.1	January 13, 2006
34	11-6 – 11-7	Addresses conflict of interest. 11.5.2	January 13, 2006
35	1-2	Spells out that zoning violations do not constitute a misdemeanor. 1.5	January 13, 2006
36	7-3	Addition wording – last sentence of Section 7.5.1, Nonconforming Lots of Record	August 11, 2006
37	2.2	Additional definitions relating to Conservation Subdivisions	February 27, 2007
38	3.1.3	Changes to residential districts general definitions	February 27, 2007
39	4.7.1A	Reference to residential zoning types	February 27, 2007
40	4.20 & 4.21	New stormwater language/new setbacks from streams language	February 27, 2007
41	4.22	General regulations on Conservation Subdivisions	February 27, 2007
42	Article 5	Reflecting new subdivision types/renaming categories	February 27, 2007
43	10.3.2	Approval process	February 27, 2007
44	12.1.5	Zoning categories in order of restrictiveness	February 27, 2007
45	Article 14	New regulations from Marvin	February 27, 2007
46	Article 5 Use Table	Add AR and RR to use table/eliminate R80 and R60	February 27, 2007
47	Article 3	Zoning Map	February 27, 2007

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48	12.1.2	Added the wording "For a reclassification of property proposed by any person or entity other than the Town"	July 13, 2007
49	12.1.3	Added the wording "by any person or entity other than the Town"	July 13, 2007
50	6.3.1 (11)	Corrected reference from 5.5.6 to 4.20	November 8, 2007
51	Article 2	Corrected reference under Maintenance Plan from 5.7.4 (d) to 4.22.4 and 5.7.4 (i) to 4.22.4	November 8, 2007
52	Article 2	Corrected reference under Open Space from 5.7.4 (d) to 4.22.4	November 8, 2007
53	5.5.6	Replaced the current language with "The requirements of Section 4.20 and 4.21 apply"	November 8, 2007
54	Article 15	Insert Tree Preservation and Landscaping Language	December 13, 2007
55	Article 4	Delete Section 4.2, 4.16, 4.17, and 4.18 and replace it with "Reserved"	December 13, 2007
56	Article 17	Replace the current Appendix 1 with the new tree list	December 13, 2007
57	Article 2	Additional definitions relating to the tree preservation and landscaping language.	December 13, 2007
58	Article 2	Change all references from Section 4.2 to Article 15	December 13, 2007
59	Article 5	Eliminate all references to 4.2.7 and 4.2.8 and replace it with Article 15. Replace language in 5.7.7 with screening and landscaping shall be provided in accordance with Article 15	December 13, 2007

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REVISION NO.	AFFECTED PAGES or ARTICLE SECTION	AMENDMENT DESCRIPTION	DATE OF INCORPORATION
60	Article 9	Eliminate all of the language in 9.1.4 (g) after the first sentence and replace it with "Interior landscaping shall be provided in accordance with Article 15". Replace reference to 4.2 with Article 15 in 9.1.4 (f)	December 13, 2007
61	Article 13	Replace reference to Section 4.2 with Article 15	December 13, 2007
62	12.1.6	Insert "The Zoning Administrator shall transmit any decision of the Planning Board to the Town Council	December 13, 2007
63	12.1.7	Eliminate all language in the first paragraph except "Notification of the public hearing shall be made in the following manner"	December 13, 2007
64	6.3.1 (12) e	Insert "a public hearing shall be required" and eliminate "the Town Council shall consider conducting a public hearing as described in Section 12.1.7, etc."	December 13, 2007
65	Article 2	Insert a revised definition for "Agricultural Uses" and a definition for "Agricultural Uses, Home", "Animal Pen" and "Caretakers Quarters" to Article 2.	February 14, 2008
66	5.1.3 (9) & (11) – 5.2.3 (9) & (11) – 5.3.3 (7) & (9)	Add the word "minimum" before "none" in Sections 5.1.3 (9), 5.2.3 (9), and 5.3.3 (7). Insert a new category for "Agricultural Uses, Home – minimum none" to Section 5.1.3 (11), 5.2.3 (11), and 5.3.3 (9)	February 14, 2008

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REVISION NO.	AFFECTED PAGES or ARTICLE SECTION	AMENDMENT DESCRIPTION	DATE OF INCORPORATION
67	4.1.9	Insert a new setback category in the chart of 31* – 149 square feet with the setbacks of 15' side, 40' rear, 65' front, and 60' from an adjoining dwelling. Amend “0 – 499” to “150 – 499”. Remove the language “structures housing poultry or livestock and” from the chart and insert “except that waste removed may be used as a natural fertilizer for on-premise vegetation”. Insert “*For animal pens, see Section 10.7 (4)” under the chart. Insert new language as “d” and “e”.	February 14, 2008
68	Article 5 – Table of Uses	Insert “Agricultural Use, Home” to the Table of Uses as a use by right in all zoning districts, except B2 and B4.	February 14, 2008
69	10.7 (4)	Insert “animal pens” to the paragraph.	February 14, 2008
70	3.1.3 – d (4)	Delete “and Underground Irrigation” from “i”, delete language in i -2 and insert “Continued landscaping maintenance shall be the responsibility of the property owner and will be provided as set forth in Article 15”. Delete i – 3. Insert “1) Non-highway District” to j and “2) Highway District” with additional language.	February 14, 2008
71	4.22.4 (f) (2)	Insert “k – Caretakers Quarters – requires a Conditional Use Permit”	February 14, 2008

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72	7.4.1 (a) (b) (c)	Insert “may be enlarged by up to twenty-five (25) percent of the existing floor area subject to the Conditional Use Permit process prescribed in Section 6.3.1 of this Ordinance. Delete “may not, under any circumstances, be enlarged or altered in a way which increases its nonconformity or be replaced with a similar nonconforming structure” to 7.4.1 (a). Change wording in 7.4.1 (b) from “fifty percent (50%)” to “seventy-five (75%). Delete 7.4.1 (c)	February 14, 2008
73	6.4.3	Insert additional language under a new “f” and “g”.	February 14, 2008
74	Article 2	Insert additional language under the definition of barns	April 10, 2008
75	Article 2	Revise definition of Caretaker Quarters	April 10, 2008
76	Article 17	Insert “Union County Standardized Zoning Regulations” as a category	May 8, 2008
77	Article 17	Insert the Union County Standardized Zoning Regulations	May 8, 2008
78	Article 5	Insert a use category for “Schools, Elementary and Junior High (Public)” with supplemental regulations of Appendix 17-2	May 8, 2008
79	Article 5	Insert a use category for “Schools, Senior High (Public)” with supplemental regulations of Appendix 17-2	May 8, 2008
80	Article 5	Revise the use category for “Schools, Elementary and Junior High (Public and	May 8, 2008

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		Private) to just Private	
81	Article 5	Revise the use category for "Schools, Senior High (Public and Private) to just Private	May 8, 2008
82	Article 3 – Section 3.1.3 d 4 c 3	Modification to Suggested Fences, Walls, and Gate Materials	June 12, 2008
83	Article 14	Replaced entire article with new language	October 9, 2008
84	Article 14	Revised Sections 14.14.2 (4), 14.14.3 (g)(4), and 14.14.3 (h) (5). Added 14.14.3 (g)(6)	October 14, 2008
85	Article 4	Revised 4.22.4 (d), added language under 4.22.4 (g), renamed 4.22.4.(g) to 4.22.4 (h)	February 12, 2009
86	Article 5	Added the use "Junkyard and Auto Salvage" with the language "Not allowed in any zoning district".	February 12, 2009
87	Article 3	Added "non-highway" to Section 3.1.3 (4) (f) (1) in the first sentence.	July 9, 2009
88	Article 3	Added "and as noted in Section 3.1.3 (4) (f) (4) below" to Section 3.1.3 (d) (4) (f) (3).	July 9, 2009
89	Article 3	Added Section 3.1.3 (d) (4) (f) (4)	July 9, 2009
90	Article 4	Added Section 4.9.9	July 9, 2009
91	Article 3	Added "exception" language to Section 3.1.3 (d)(4)(c)(3)	May 10, 2010
92	Article 4	Amended the wording in Section 4.9.8 to include "all zoning districts"	May 10, 2010
93	Article 2	Changed the Definition title Recreation Vehicle to "Recreational Vehicle" and added language to definition	November 18, 2010
94	Article 2	Amended the definition of "Sign, Incidental"	November 18, 2010
95	Article 4	Amended text in Section 4.7.1	November 18, 2010

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96	Article 4	Added Section 4.7.5	November 18, 2010
97	Article 4	Deleted Section 8.9(E)	November 18, 2010
98	Article 5	Added "Recreational Vehicle, Temporary Residential Use" category with supplemental regulations of 4.7.1 or 4.7.5	November 18, 2010
99	Article 5	Added supplemental regulations of 4.7.1 or 4.7.5 to "Manufactured Home, Class C, one unit per lot"	November 18, 2010
100	Article 8	Changed Section 8.2 from "Signs Permitted Without Permit" to "Definitions" and added a list of definitions	November 18, 2010
101	Article 8	Changed Section 8.3 from "Prohibited Signs" to "Signs Permitted Without Permit"; modified "C", spelling correction to "F"; added language to "I"; and added sections "J", "K" and "L"	November 18, 2010
102	Article 8	Changed Section 8.4 from "General Signs Requirements" to Prohibited Signs" and modified the language in "A"	November 18, 2010
103	Article 8	Changed Section 8.5 from "Attached (On Structure) Signs" to "General Sign Requirements"	November 18, 2010
104	Article 8	Changed Section 8.6 from "Reserved" to "Attached (On Structure) Signs"	November 18, 2010
105	Article 8	Amended the language in Section 8.8 "C1" and "C-2"; deleted "event to be held" in "C-2"; and corrected the spelling in "C-2" "lineal" should be "linear"	November 18, 2010
106	Article 8	Added "Temporary Special Event Directional Signs" as "D" in Section 8.8	November 18, 2010

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107	Article 8	Added "Signs on premises of home occupation shall be regulated as follows" as Section 8.9(D)	November 18, 2010
108	Article 8	Added language for major subdivision monument signs as Section 8.9(E)	November 18, 2010
109	Article 8	Moved the previous Section 8.9(D) to Section 8.9(F)	November 18, 2010
110	Article 8	Addition of language to Section 8.9 (C) to allow an additional bulletin board or identification sign on a property with two principal buildings	November 18, 2010
111	Article 5	Add "Auto, Truck, Boat, Motorcycle Sales, Service, Rental" as a use by right with supplemental regulations in the Light Industrial Zoning District	September 13, 2012
112	Article 6	Add Section 6.10.11	September 13, 2012
113	Article 2	Add definitions to Section 2.1 – Dwelling, Multi-Family; Dwelling, Patio Home; Handicapped, Aged, Infirm Institution/Group Home; Intermediate Care Home; Intermediate Care Institution; Major Street Corridor; Military Reserve Center; Mixed Use Development; Motion Picture Production; Rental Center, Class 1; Street Vendor; Subdivision, Large-Lot; Utility Facilities, Neighborhood; and Variety Store	June 13, 2013
114	Article 3	Add (d) to Section 3.1.2 Business Districts	June 13, 2013
115	Article 3	Add Section 3.1.5 – Conditional Zoning Districts	June 13, 2013

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116	Article 3	Amend Section 3.1.3 (d) (4) (c) (1) – remove “where appropriate (limited)” after clapboard; remove “limited” after Polished Marble; add “Hardi-Plank or equivalent”; remove “imitation wood siding” from the Prohibited materials list	June 13, 2013
117	Article 4	Amend Section 4.5 (a) & (b)	June 13, 2013
118	Article 4	Amend Section 4.9.7 (6) to include MUD	June 13, 2013
119	Article 5	Amend the column titled “Supplemental Regulation Section Number or Article” in the Table of Use to “Supplemental Regulation/Finding Section Number or Article”	June 13, 2013
120	Article 5	Add the MUD district / Amend various use categories (i.e. X, Xs, C, Cs)	June 13, 2013
121	Article 5	Amend Sections 5.1.3 (a) (2) and 5.2.3 (a) (2) – Change the minimum lot size from 5 to 3 acres and add “average lot size is 5 acres”	June 13, 2013
122	Article 6	Amend the title of Section 6.10 to include “and/or Findings”	June 13, 2013
123	Article 6	Delete the word “Section” prior to 6.10.11	June 13, 2013
124	Article 6	Add 6.10.12 and 6.10.13	June 13, 2013
125	Article 8	Amend the Title of Section 8.10 in include MUD	June 13, 2013
126	Article 8	Add a “Note” under Section 8.10	June 13, 2013
127	Article 12	Amend the wording in Section 12.1	June 13, 2013
128	Article 12	Amend Section 12.1.7 (d) – Notification will now be	June 13, 2013

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		adjacent property owners within 200 feet	
129	Article 12	Add Section 12.1.11 – Conditional Use (CD) Districts	June 13, 2013
130	Article 15	Add language under Section 15.5.2 (3) regarding screening between residential and non-residential	June 13, 2013
131	Article 11	Deleted Section 11.1(b) – (c) becomes (b)	November 14, 2013
132	Article 11	Amended the last sentence of Section 11.1.3	November 14, 2013
133	Article 11	Amended Section 11.2 – Administrative Review – Section 11.2.1, 11.2.2, 11.2.3, 11.2.5, 11.2.6 and added 11.2.8	November 14, 2013
134	Article 11	Amended Section 11.3.2 and added 11.3.5	November 14, 2013
135	Article 11	Amended 11.4.1, 11.4.2 & 11.4.4. Corrected the numbering on the second Section 11.4.5 to 11.4.6 and Section 11.4.6 was changed to 11.4.6 and amended.	November 14, 2013
136	Article 11	Amended 11.6.3	November 14, 2013
137	Article 11	Amended 11.7 – Administration of Oaths to Witnesses	November 14, 2013
138	Article 11	Added Section 11.8 – Subpoenas	November 14, 2013
139	Article 11	Corrected the numbering on Sections 11.8 & 11.9	November 14, 2013
140	Article 6	Amended Section 6.4 – Town Council Decision	November 14, 2013
141	Article 6	Added the second paragraph to Section 6.4.4	November 14, 2013
142	Article 10	Amended Section 10.3.6 – Right of Appeal	November 14, 2013
143	Article 10	Added Section 10.3.9	November 14, 2013
144	Article 10	Amended Section 10.4.4	November 14, 2013

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145	Article 2	Amended the definition of Essential Services (b) & (d)	March 13, 2014
146	Article 2	Added (4) to the definition of Subdivision	March 13, 2014
147	Article 2	Amended the definition of Caretaker Quarters	July 11, 2014
148	Article 5	Added Caretaker Quarters to the Table of Uses	July 11, 2014
149	Article 8	Added the definition of Political Signs	November 10, 2016
150	Article 8	Amended Section 8.3 (c)	November 10, 2016
151	Article 8	Added "Externally lit" to Section 8.5 (a) & (b)	November 10, 2016
152	Article 8	Corrected "that" with "than" under Section 8.10 (d)	November 10, 2016
153	Article 8	Added 8.10 A (e)	November 10, 2016
154	Article 8	Changed 8.10 B to Multi-tenant identification signs from Shopping Center Identification Center Identification signs	November 10, 2016
155	Article 8	Added 8.10 C to accommodate Shopping Center Identification signs	November 10, 2016
156	Article 8	Amended Section 8.3 (d), added Section 8.3 (e), renumbered Section 8.3 (d-l to d-m) and amended Section 8.3 (j)	September 14, 2017
157	Article 12	Amended Section 12.1.6 to comply with N.C.G.S. and corrected a typo in Section 12.1.10	October 1, 2017